







APPRAISAL REPORT  
of  
SAN FRANCISCO  
REDEVELOPMENT AREA A-2  
WESTERN ADDITION

VOLUME 12

PREPARED BY:

MAURY HOLMES



YACHTING HISTORY  
TO  
COLUMBIA  
SARATOGA COUNTY  
LIBRARY

1937

**ACCOPRESS**  
GENUINE PRESSBOARD BINDER  
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ACCO PRODUCTS, OGDENSBURG, N. Y.  
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4975 54

ST. JOSEPH'S

1125  
V.12

1102  
V.12

BRODERICK

1126  
V.12

1101  
V.11

DIVISADERO

1127  
V.12

1100  
V.11

SCOTT

TURN

ADDY

ELI

O'FARRELL















## BLOCK 1102

	NAME	LAND	IMPS	TOTAL
-1,-2	Harry A. Schwartz	\$ 37,500	\$127,500	\$165,000
-5,-13	Walter H. Sandford	15,000	12,000	27,000
-7	Geraldine Jarrett	11,000	7,000	18,000
-8	Alcy M. Garnett	11,000	13,500	24,500
-9	Edna Turner	11,000	13,500	24,500
-10	Amy C. Stevens	12,000	12,500	24,500
-11	Walter Sandford	11,000	10,000	21,000
-14	James Corazzini	<u>6,500</u>	<u>13,000</u>	<u>19,500</u>
		\$115,000	\$209,000	\$324,000











# APPRAISAL

28-1

OWNER: Harry A. Schwartz et ux  
 PROPERTY ADDRESS: 2201 O'Farrell (1)  
 2231 O'Farrell (2)  
 OWNER'S ADDRESS: 1417 38th Avenue

PARCEL NO. 1102-1,-2  
 DATE ACQ: 9-10-53

ZONING: R-3

PRESENT USE: (1) 17 apts.  
 (2) 6 apts.

IRS: \$73.70  
 CONSID: N.S.  
 BEST USE: Present

ASSESSED VALUE: Land \$ 5,340.00  
 Imps. 19,100.00  
 \$ 24,440.00

TAXES: \$ 2,030.96

LAND: DIMENSION 75 x 100 = 7,500

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 40 +  
 both bldgs.

- (1) A 3 st. fr. stucco 15 apt. bldg. (6-3, 3-2½, 6-2) with an additional 1 rm. penthse. apt. and 2-2 rm. bsmt. apt. and stg. area.  
 (2) A 2 st. fr. stucco 6 apt. bldg. (2-3, 2-4, 1-5, 1-6) and full bsmt.

## SUMMATION APPROACH:

Rounded to

Land	7,500 s.f. @ \$5.00	\$ 37,500
Improvements (1)	8,568 s.f. @ \$7.00	\$59,976
Basement	2,788 s.f. @ 3.00	8,364
(2)	7,215 s.f. @ 7.00	50,505
Basement	2,671 s.f. @ 3.00	8,013
Garage	285 s.f. @ 3.00	855
		<u>127,713</u>
		165,213

\$165,200

## MARKET COMPARISON:

Sales Most Comparable 651-3D; 653-28  
 7,500 s.f. @ \$ 22.00

\$

165,000

## INCOME APPROACH:

See attached sheet for rental schedule

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(1)	1,255		1,255
(2)	545		545
			<u>1800</u> x 90

162,000

LAND	\$ 37,500
IMPROVEMENTS	127,500

MARKET VALUE OF PROPERTY \$ 165,000





PARCEL NO: 1102-1,-2

RENT SCHEDULE

Parcel 1

Bsmt. apt.  
Penthouse

<u>Apt.</u>	<u>Rooms</u>	<u>Fair</u>
2	2 @ \$65	130
1	1 @ 30	30
3	3 @ 80	240
3	3 @ 85	255
3	2½ @ 70	210
6	2 @ 65	390
<u>18</u>	<u>42</u> rms.	<u>\$1,255</u>

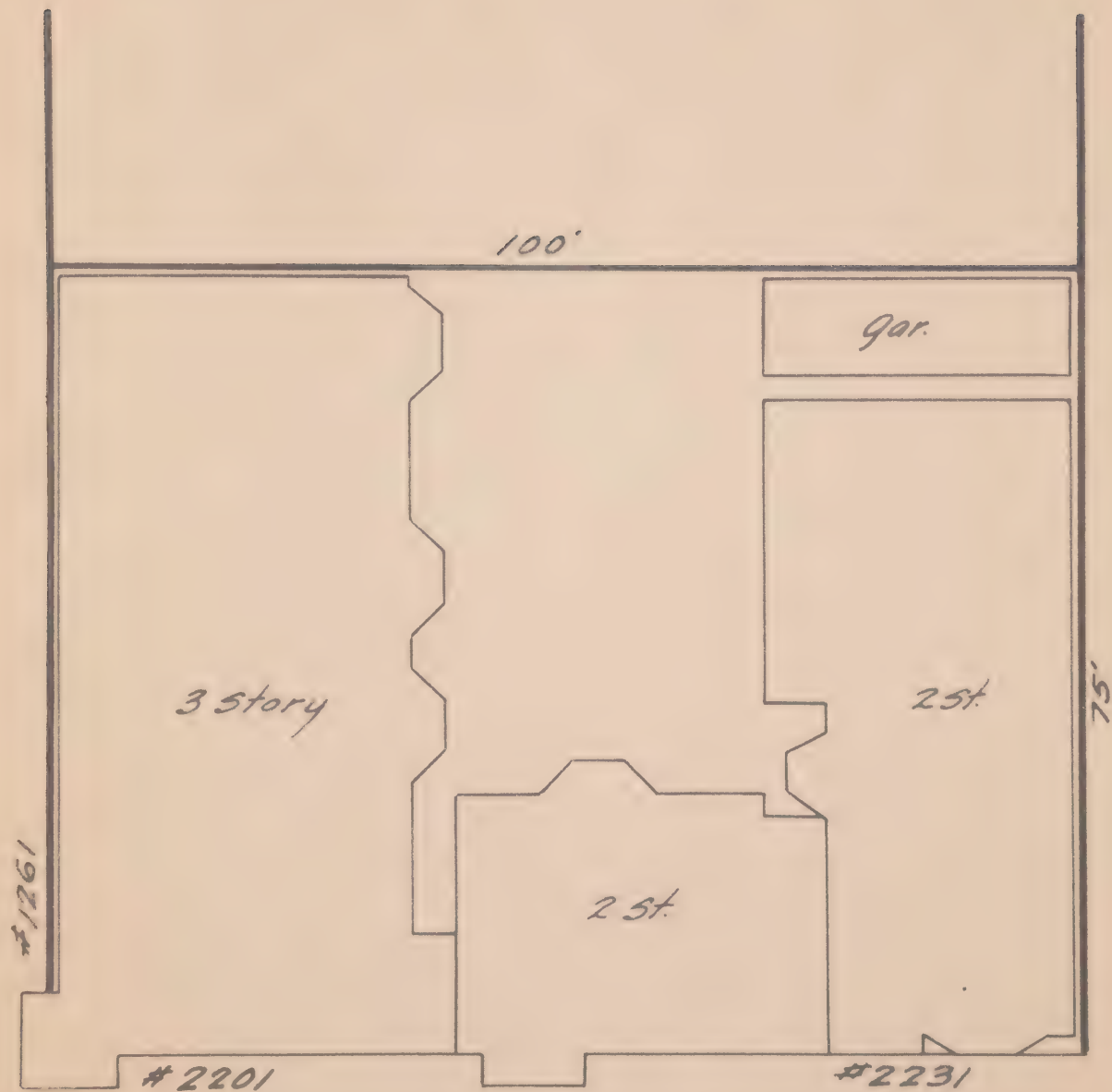
Parcel 2

1	6 mgr.	110
1	3 @ \$65	65
1	4 @ 90	90
1	3 @ 85	85
1	4 @ 95	95
1	5 @ 100	100
<u>6</u>	<u>25</u> rms.	<u>\$ 545</u>





BRODERICK STREET



ST. JOSEPH'S AVENUE

O'FARRELL STREET

















# APPRAISAL

28-2

OWNER: Walter H. Sandford  
 PROPERTY ADDRESS: 1241 Broderick (5)  
 280 St. Joseph's Ave. (13)  
 OWNER'S ADDRESS: 1229 Broderick

PARCEL NO. 1102-5,-13  
 DATE ACQ: (5) 9-26-55  
 (13) 1-30-59  
 IRS: (13) \$9.35  
 CONSID: (13) \$8,500  
 BEST USE: R-3

ZONING: R-3 PRESENT USE: 2 houses

ASSESSED VALUE: Land \$ 1,740.00  
 Imps. 800.00  
 \$ 2,540.00

TAXES: \$ 219.38

LAND: DIMENSION 25 x 100 (5) 2,500 s.f.  
 25 x 40 (13) 1,000

IMPROVEMENTS: Condition Fair Effective Age 50 ±  
 (5) A 1 st. fr. wd. shingle exterior, 6 rm. hse. with bsmt.  
 and 2-car garage.  
 (13) A 2 st. fr. 3 rm. hse. with garage. Entry to both units  
 was refused.

## SUMMATION APPROACH:

Rounded to

	(5) 2,500 s.f. @ \$4.40	\$11,000	
Land	(13) 1,000 s.f. @ 4.00	4,000	15,000
Improvements	(5) 901 s.f. @ 6.00	\$ 5,406	
Basement	419 s.f. @ 2.00	838	
	(13) 1,276 s.f. @ 4.50	5,742	11,986
			26,986

\$27,000

## MARKET COMPARISON:

Sales Most Comparable No comps. See Land Sales 771-1; 674-15,-16  
 3,500 s.f. @ \$ 7.00 \$ 24,500

## INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

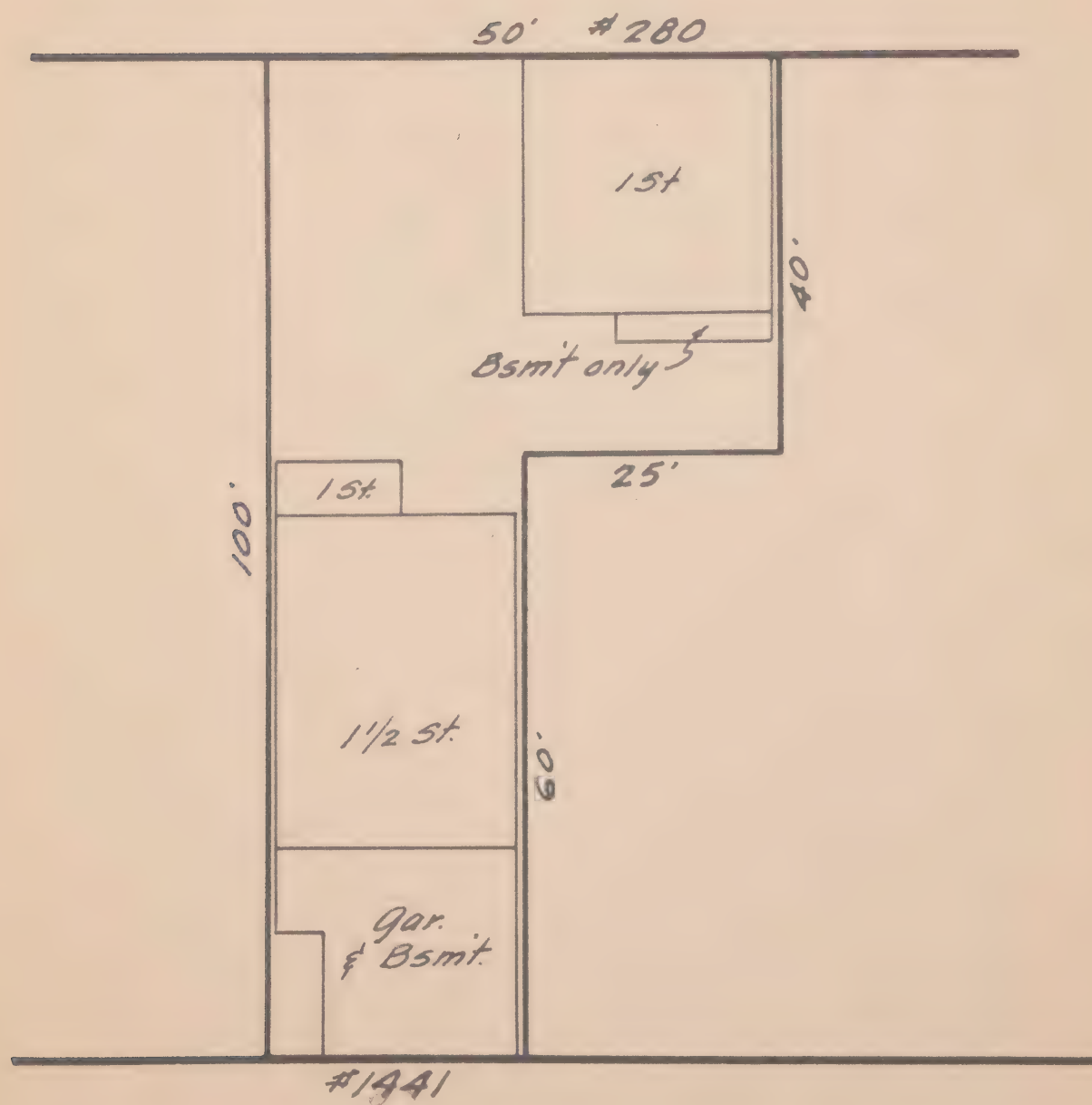
LAND	\$ 15,000
IMPROVEMENTS	12,000

MARKET VALUE OF PROPERTY \$ 27,000





ST. JOSEPH'S AVENUE



BRODERICK

STREET











# APPRAISAL

28-6

OWNER: Geraldine Jarrett  
PROPERTY ADDRESS: 1219 Broderick

PARCEL NO. 1102-7  
DATE ACQ: 1950

OWNER'S ADDRESS: 1219 Broderick

IRS: -  
CONSID: N.S.  
BEST USE: R-3

ZONING: R-3 PRESENT USE: House

ASSESSED VALUE: Land \$ 1,250.00  
Imps. 500.00  
\$ 1,750.00

TAXES: \$ 145.42

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 2 st. fr. 8 rm. hse. with partial stg. bsmt.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements 1st	- 1,435 s.f. @ \$4.00	\$5,740	
Ground	- 1,435 s.f. @ 2.00	<u>2,870</u>	
		8,610	
		<u>19,610</u>	\$19,600

## MARKET COMPARISON:

Sales Most Comparable	661-14. 662-9		
2,500	s.f. @ \$ 7.50	\$ 18,750	18,800

## INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

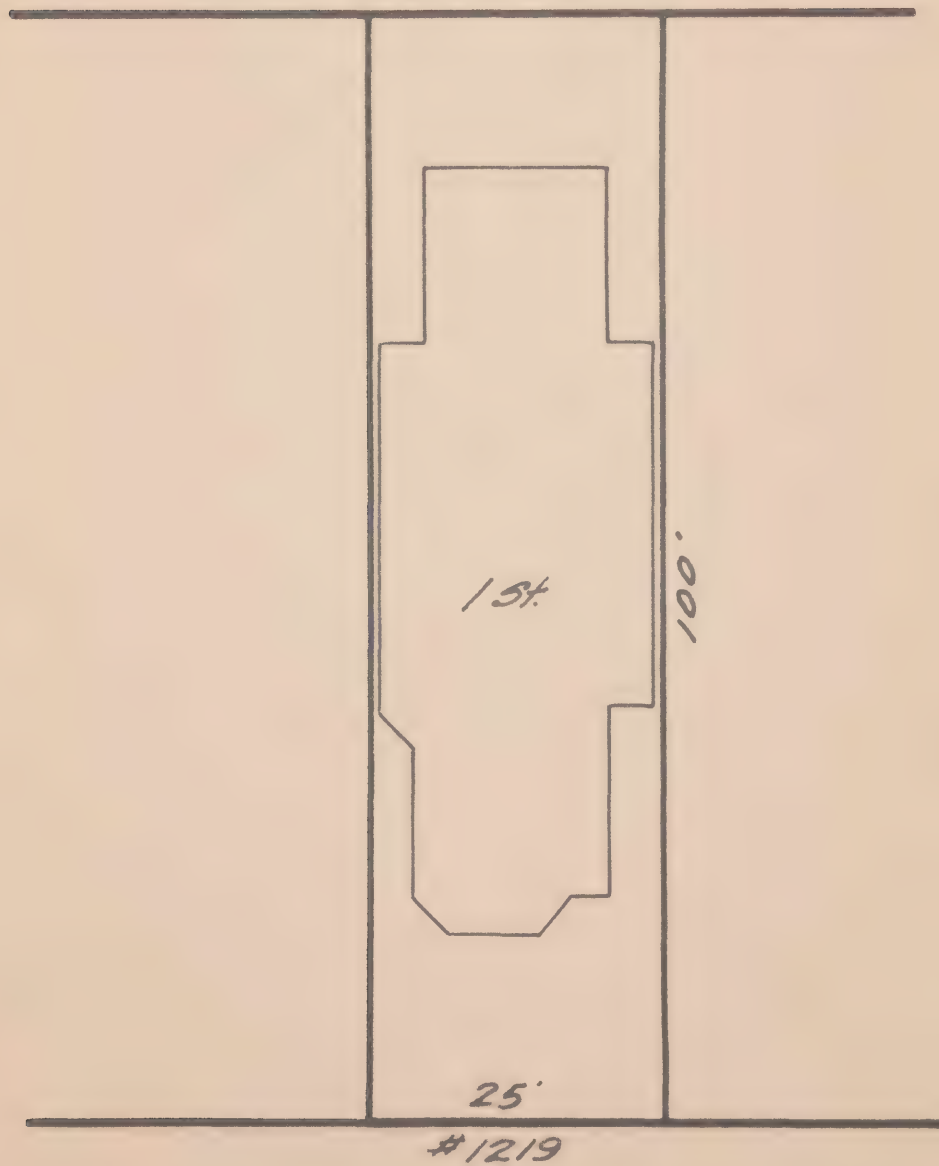
LAND	\$ 11,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 18,000





ST. JOSEPH'S AVENUE



BRODERICK STREET









# APPRAISAL

28-7

OWNER: Alcy M. Garnett  
PROPERTY ADDRESS: 1217 Broderick

PARCEL NO. 1102-8  
DATE ACQ: 4-18-58

OWNER'S ADDRESS: 1217 Broderick

IRS: None

ZONING: R-3

PRESENT USE: 3 apts.  
6 sleeping rms.

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,250.00  
Imps. 2,000.00  
\$ 3,250.00

TAXES: \$ 370.08

LAND: DIMENSION 25 x 100 = 2,500

s.f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±  
A 2 st. fr. 1-5 rm. apt., 7 sleeping rms. with an attic 1-2 rm.  
apt. and a bsmt. 3 rm. apt. contains 4 baths, 4 kitchens.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000
Improvements incl. attic:		
3,736 s.f. @ \$3.25	\$12,142	
Basement 1,640 s.f. @ \$1.00	1,640	
	<u>13,782</u>	
	24,782	\$24,800

## MARKET COMPARISON:

Sales Most Comparable	681-10; 775-5; 775-10	
2,500 s.f. @ \$ 10.00	\$	25,000

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Apts.			
1-5	Owner		75
1-2	65		60
Bsmt. 1-3	Not divulged		50
Rooms			
1-2	50)		120
5-1 @ \$38	190)		<u>305 x 80</u>
			24,400

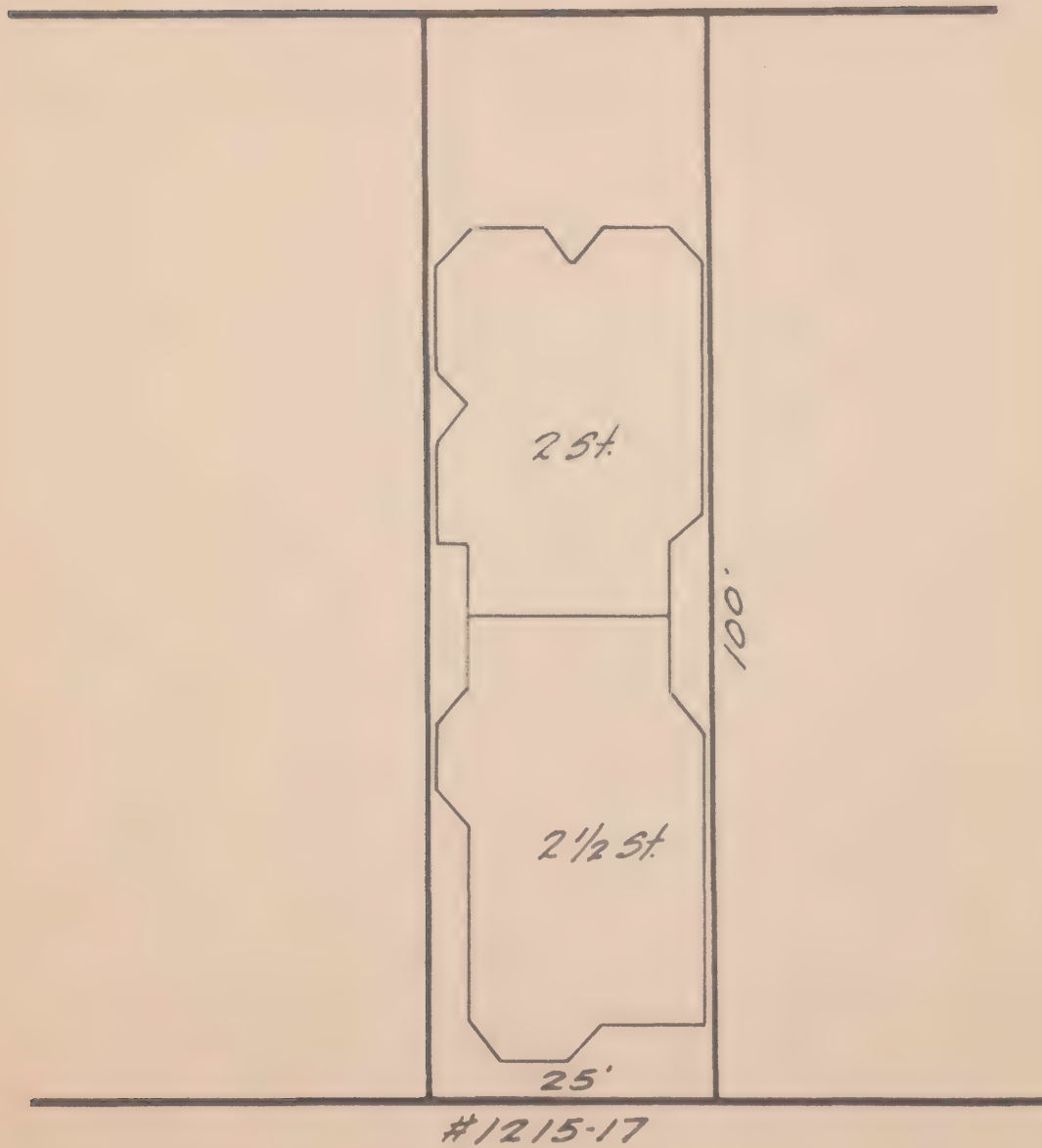
LAND	\$ 11,000
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 24,500





ST. JOSEPH'S AVENUE



BRODERICK STREET









# APPRAISAL

28-8

OWNER: Edna Turner  
PROPERTY ADDRESS: 1207 Broderick

PARCEL NO. 1102-9  
DATE ACQ: 1948

OWNER'S ADDRESS: 1207 Broderick

IRS: -  
CONSID: N.S.  
BEST USE: Present

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,250.00  
Imps. 2,650.00  
\$ 3,900.00

TAXES: \$ 324.10

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

A 3 st. fr. shingle siding 3-5 rm. flat with a rm. and a stg. area in the bsmt.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$11,000	
Improvements	4,105 s.f. @ 3.00	\$12,315	
Basement	1,325 s.f. @ 1.00	<u>1,325</u>	
		13,640	
		<u>24,640</u>	\$24,600

## MARKET COMPARISON:

Sales Most Comparable 758-24; 748-29; 1126-29  
2,500 s.f. @ \$ 10.00 \$ 25,000

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 @ \$70		2 @ \$75	150	
1-5 Owner		1 @ 75	<u>75</u>	
			225 x 110 =	
			24,750	24,800

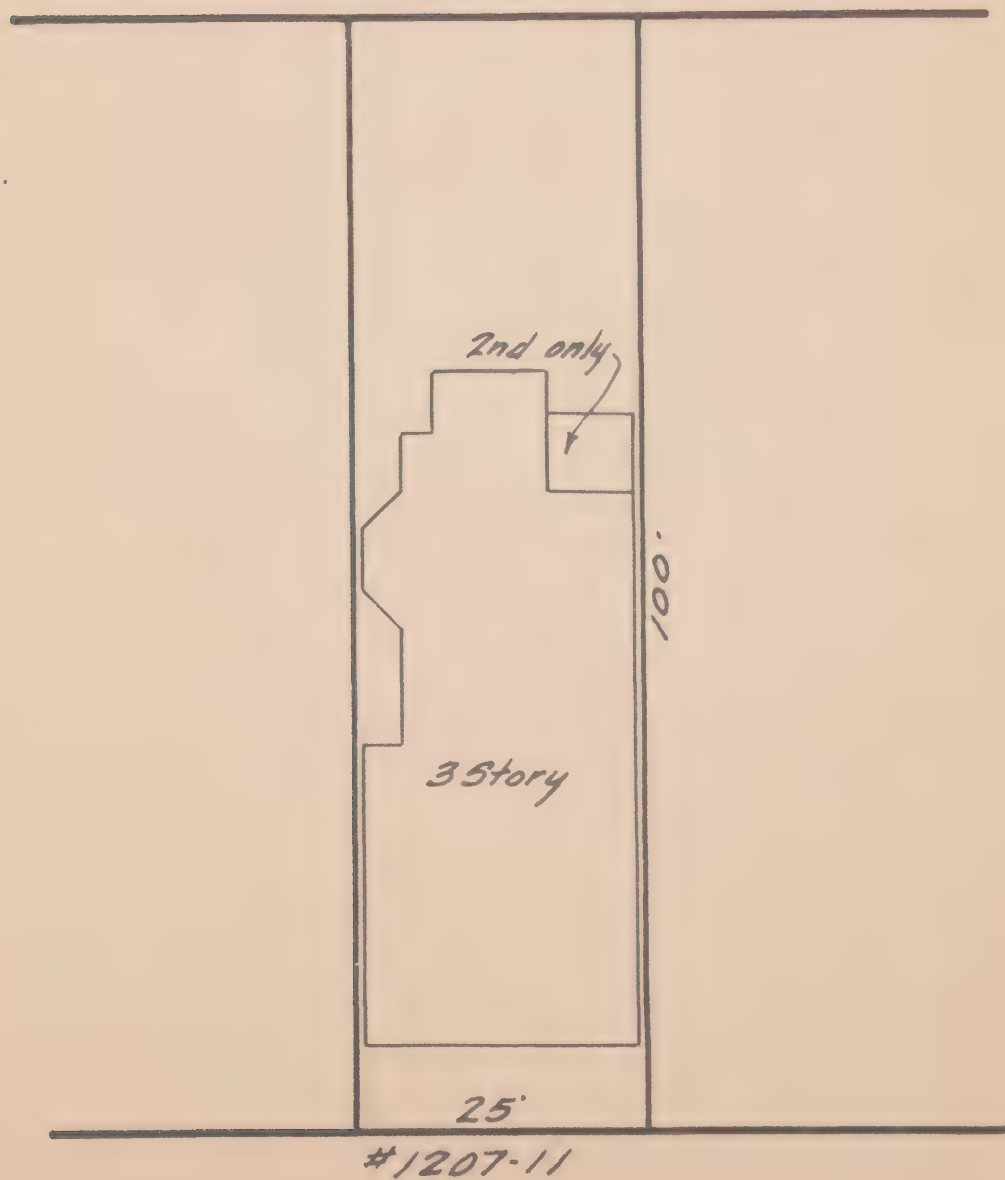
LAND \$ 11,000  
IMPROVEMENTS 13,500

MARKET VALUE OF PROPERTY \$ 24,500





ST. JOSEPH'S AVENUE



BRODERICK STREET









# APPRAISAL

28-9

OWNER: Amy C. Stevens  
PROPERTY ADDRESS: 1201 Broderick St.

PARCEL NO. 1102-10  
DATE ACQ: 6-14-33

OWNER'S ADDRESS: 1201 Broderick

IRS: \$1.50

ZONING: R-3

PRESENT USE: Single family dwelling

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,660.00  
Imps. 1,800.00  
\$ 3,460.00

TAXES: \$ 287.52

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition

Fair

Effective Age 50 ±

A 2 st. fr. shingle siding 9 rm. hse. with 2 rm. servant's quarters below. Entry refused.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s. f. @ \$4.80	\$ 12,000	
Improvements	2,089 s. f. @ 6.00	12,534	
		<u>24,534</u>	\$24,500

## MARKET COMPARISON:

Sales Most Comparable No comps. See 661-14; 662-9; 1154-25  
2,500 s. f. @ \$ 10.00 \$ 25,000

## INCOME APPROACH: Not applicable

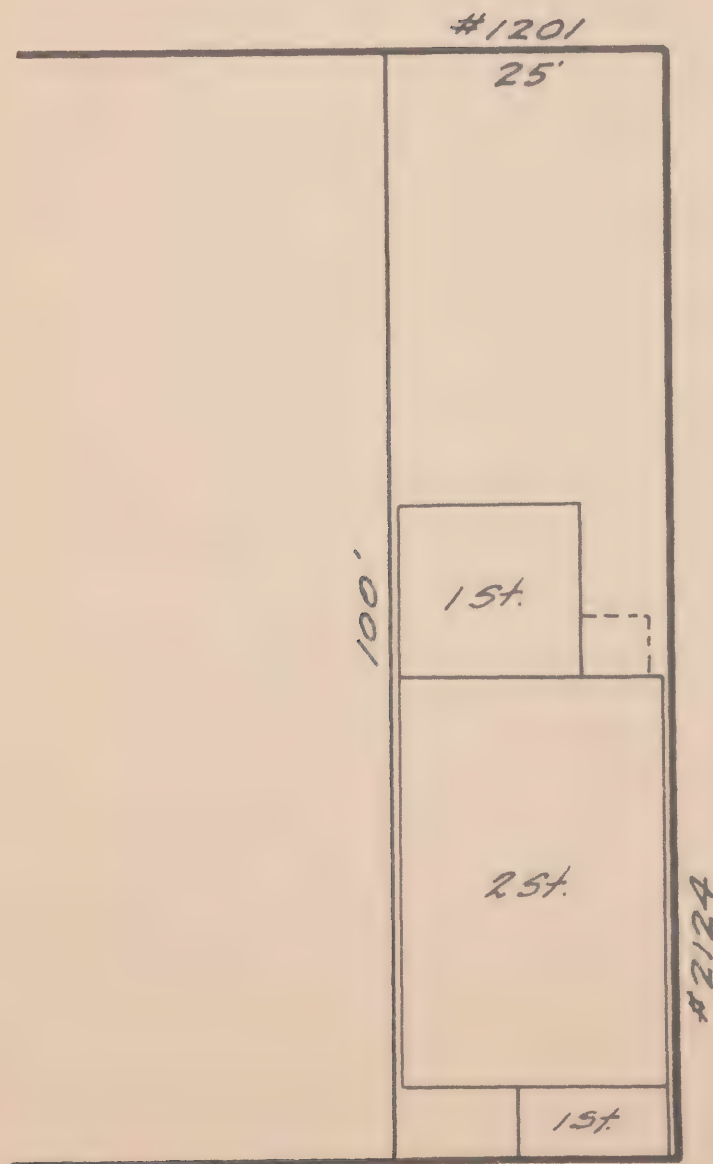
<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 12,000
IMPROVEMENTS	<u>12,500</u>
MARKET VALUE OF PROPERTY \$	24,500





BRODERICK STREET



ELLIS STREET

ST. JOSEPH AVENUE









# APPRAISAL

OWNER: Walter Sandford et ux  
PROPERTY ADDRESS: 1229 Broderick

PARCEL NO. 1102-11  
DATE ACQ: 10-21-60

OWNER'S ADDRESS: 1229 Broderick

IRS: None  
CONSID: \$19,000 Ind.  
BEST USE: Present

ZONING: R-3 PRESENT USE: Single family dwelling

ASSESSED VALUE: Land \$ 1,250.00  
Imps. 900.00  
\$ 2,150.00

TAXES: \$ 99.72

LAND: DIMENSION 25 x 100 = 2,500 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 2 st. fr. 8 rm. hse. with partial bsmt.  
This appraisal is made without the benefit of an interior inspection due to the refusal of the above owner. Also, the acquisition date shown above may be in error since title report reveals that a prior transfer took place on 10-24-60 with an IRS of \$20.90. Verification SUMMATION APPROACH: of that & this sale could not be made founded is

Land	2,500 s.f. @ \$4.40		\$ 11,000	
Improvements	1,948 s.f. @ 5.00	\$9,740		
Basement	290 s.f. @ 1.00	<u>290</u>		
			10,030	
			<u>21,030</u>	\$21,000

## MARKET COMPARISON:

Sales Most Comparable	1154-25			
	2,500 s.f. @ \$ 8.50	\$ 21,250		21,300

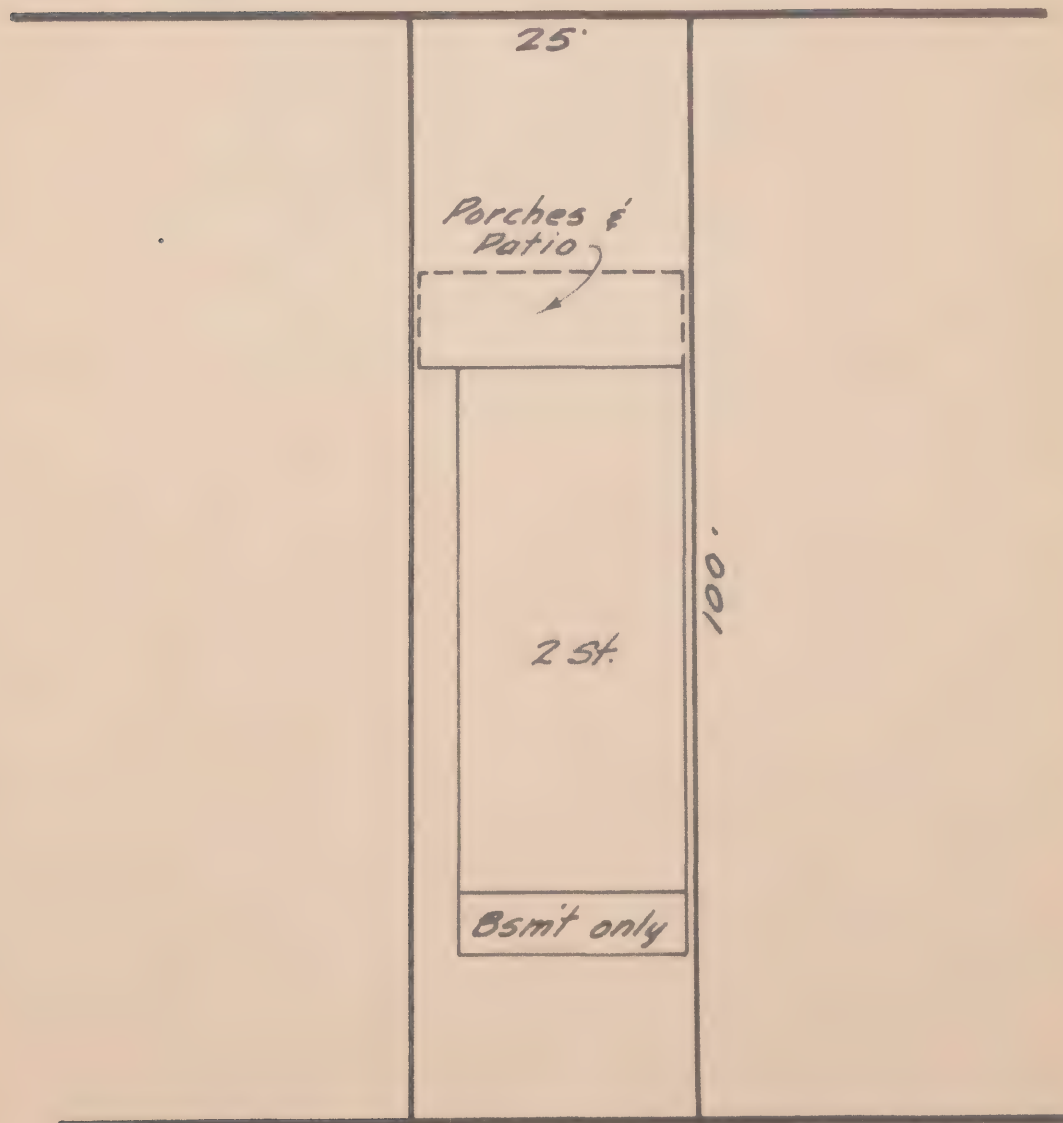
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$		\$	\$

LAND	\$ 11,000
IMPROVEMENTS	<u>10,000</u>
MARKET VALUE OF PROPERTY	\$ 21,000



ST. JOSEPH'S AVENUE



BRODERICK STREET









BLOCK 1175

	NAME	LAND	IMPS	TOTAL
-1,-2	Yon Soo Lew	\$ 23,000	\$ 47,000	\$ 70,000
-2A	Hardmon Haywood	11,000	22,500	33,500
-3	John Bedecarre	11,000	15,500	26,500
-4	Png Jin Lee	11,000	16,000	27,000
-5	Edward Wong	11,000	15,500	26,500
-6	Walter Mathis	11,000	15,500	26,500
-7	Myrtle Neper	11,000	15,500	26,500
-8	Emmett Lucey	<u>12,000</u>	<u>18,000</u>	<u>30,000</u>
		\$101,000	\$169,500	\$266,500









# APPRAISAL

29-1

OWNER: You Soo Lew et ux  
 PROPERTY ADDRESS: 2101 Ellis  
 1155-57 Broderick  
 OWNER'S ADDRESS: 1538 Jones

PARCEL NO. 1125-1,-2  
 DATE ACQ: 9-25-56

ZONING: R-3 PRESENT USE: Apt/Flats

IRS: -  
 CONSID: N.S.  
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,350.00  
 Imps. 11,250.00  
 \$ 14,600.00

TAXES: \$ 1,213.26

LAND: DIMENSION 50 x 100 = 5,000 s.f.

IMPROVEMENTS: Condition Fair Effective Age +  
 (1) 2 and 3 st. fr. str. with stg. bsmt. and 5 garages. 1st flr.  
 contains 1-4 rm. apt. and 2nd and 3rd flrs. contain 2-4 rm. units ea.  
 (2) 2 st. fr. str. with stg. bsmt. and gar. and 4 rms. ea. on 1st  
 and 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	5,000 s.f. @ \$4.60	\$ 23,000	
Improvements	5,986 s.f. @ 6.00	\$35,916	
	3,240 s.f. @ 4.00	12,960	
		48,876	
		71,876	\$71,900

## MARKET COMPARISON:

Sales Most Comparable No comps.

5,000 s.f. @ \$ 14.00 \$ 70,000

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(1)			
1-4 rm.	88	100	100 (incl. gar.)
2-4 rm.	105 ea.	100	200 " "
2-4 rm.	110 ea.	100	200 " "
(2)			
1-4 rm.	70		100 " "
1-4 rm.	90		100 " "
			700 x 100
			70,000

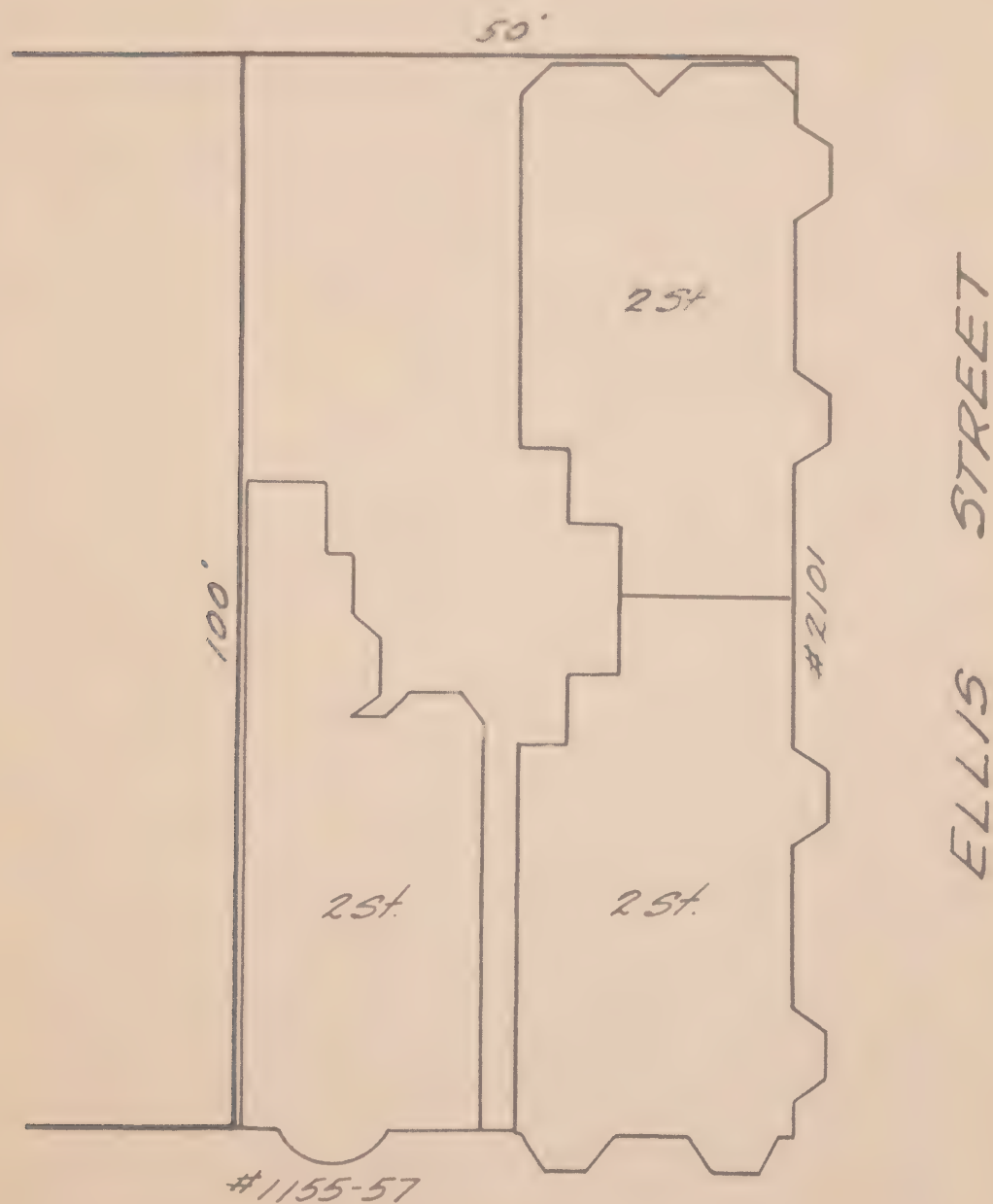
LAND \$ 23,000  
 IMPROVEMENTS 47,000

MARKET VALUE OF PROPERTY \$ 70,000





ST. JOSEPH'S AVENUE



BRODERICK STREET







# APPRAISAL

29-2

OWNER: Hardmon Haywood et ux  
PROPERTY ADDRESS: 1151 Broderick

PARCEL NO. 1125-2A  
DATE ACQ: 1-11-60

OWNER'S ADDRESS: 2459 Post St.

IRS: \$35.20  
CONSID: \$33,000  
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 6,750.00  
\$ 7,980.00

TAXES: \$ 663.14

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. fr. str. with stg. bsmt. and gar. and 2-3½ rm. apts. ea.  
on 1st and 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements	5,098 s.f. @ \$4.50 (incl. basement)	<u>22,941</u>	
		33,941	\$34,000

## MARKET COMPARISON:

Sales Most Comparable	1125-2A		
2,500 s.f. @ \$	13.25	\$ 33,125	33,100

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-3½ rms. @ \$77.50		75	300 x 110
			33,000

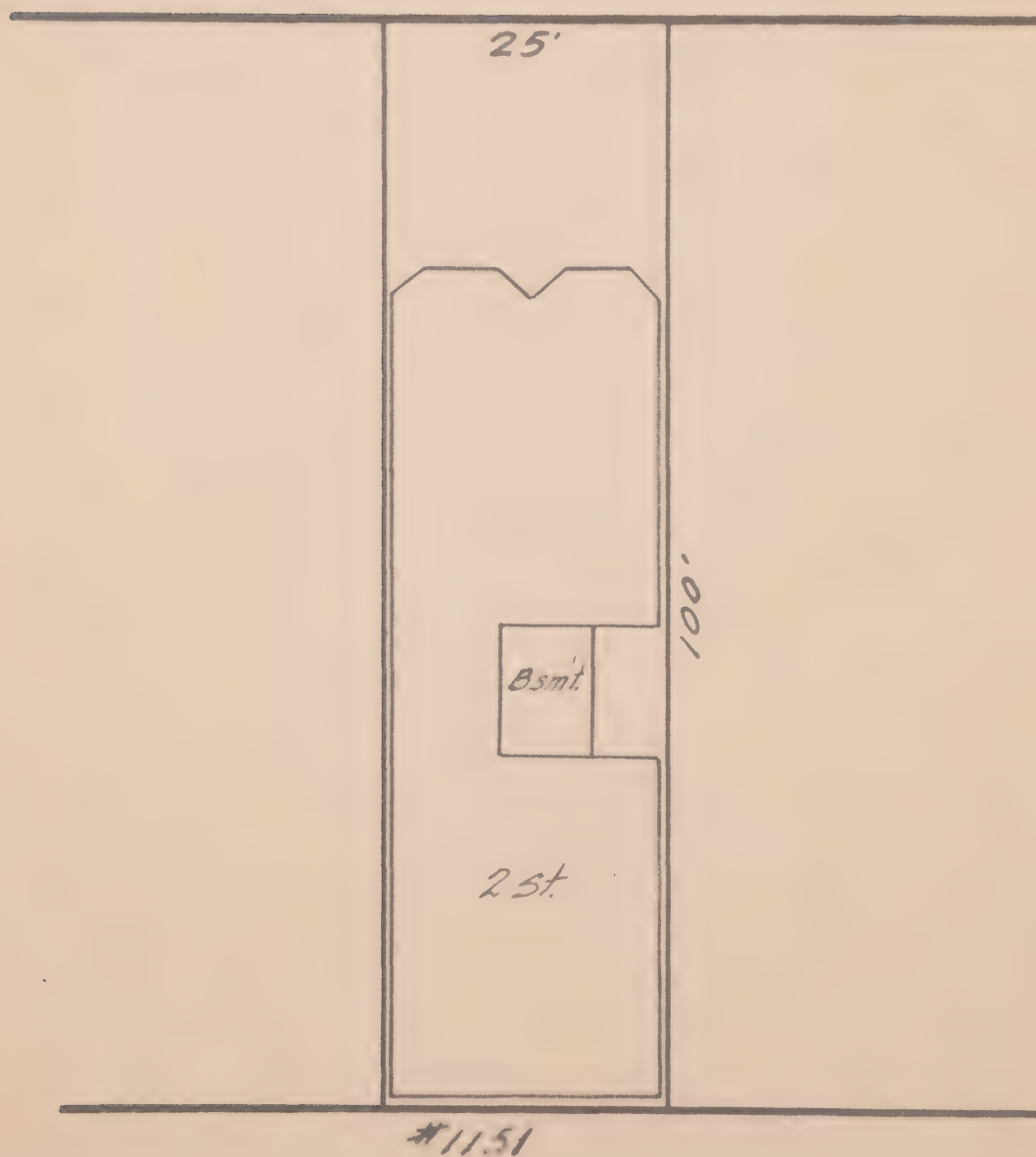
LAND	\$ 11,000
IMPROVEMENTS	<u>22,500</u>

MARKET VALUE OF PROPERTY \$ 33,500





ST. JOSEPH'S AVENUE



BRODERICK STREET









# APPRAISAL

OWNER: John Bedecarre et ux  
 PROPERTY ADDRESS: 1143-45 Broderick

PARCEL NO. 1125-3  
 DATE ACQ: 12-24-58

OWNER'S ADDRESS: 1490 32nd Ave.

IRS: -  
 CONSID: Family  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
 Imps. 2,500.00  
 \$ 3,730.00

TAXES: \$ 309.96

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. fr. str. with stg. bsmt. and gar. and 1-5 rm. flat ea.  
 on 1st and 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land 2,500 s. f. @ 4.40  
 Improvements 4,398 s. f. @ 3.50  
 (incl. basement)

\$ 11,000  
 15,393  
 26,393

\$26,400

## MARKET COMPARISON:

Sales Most Comparable 793-16  
 2,500 s. f. @ \$ 10.50

\$ 26,250

26,300

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	115 (incl. garage)		120
1-5 rm.	110		110
			230 x 115 =
			26,450

26,500

LAND  
 IMPROVEMENTS

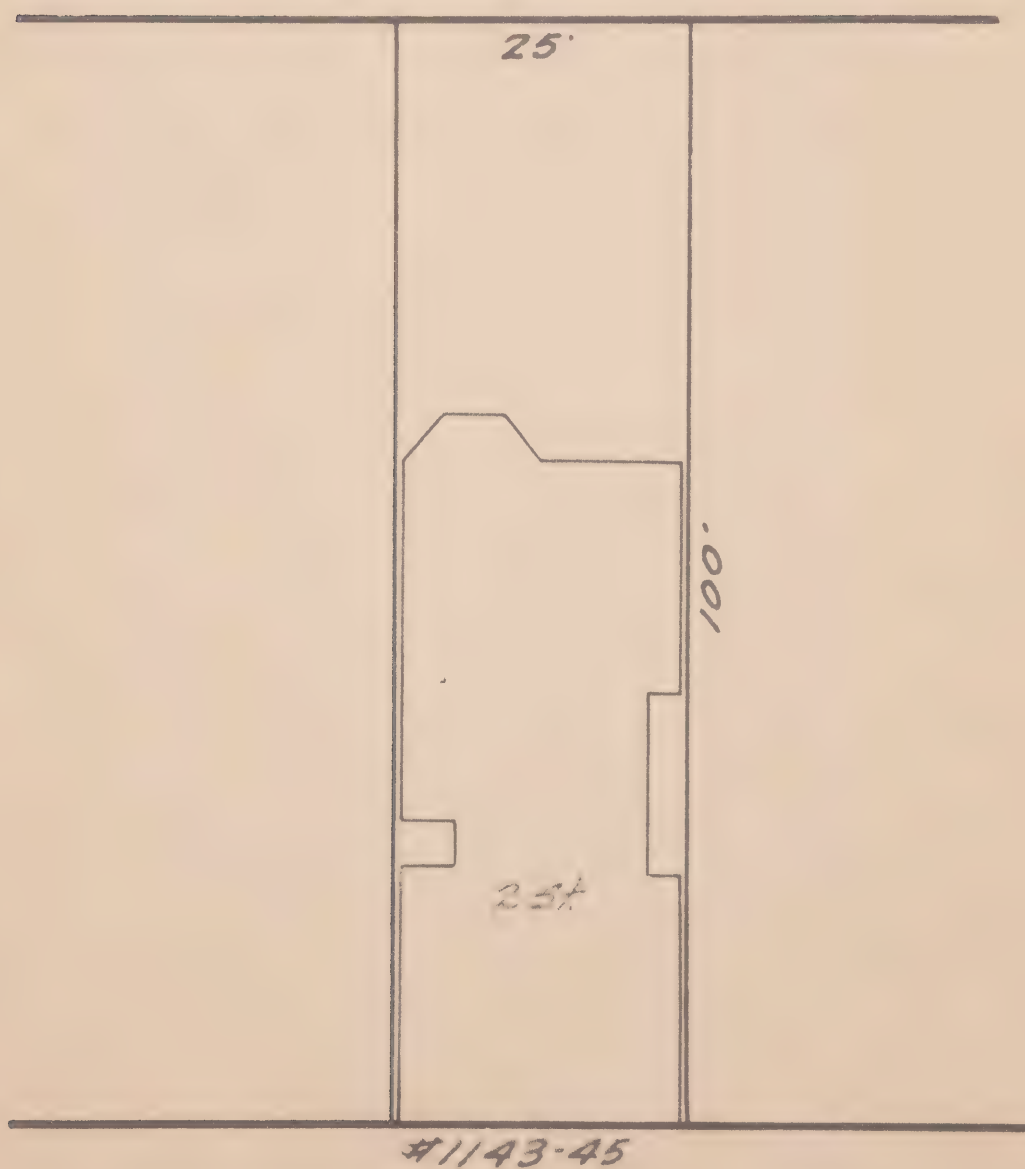
\$ 11,000  
 15,500

MARKET VALUE OF PROPERTY \$

26,500



ST. JOSEPH'S AVENUE



BRODERICK STREET









# APPRAISAL

29-4

OWNER: Png Jin Lee et ux  
PROPERTY ADDRESS: 1137-39 Broderick

PARCEL NO. 1125-4  
DATE ACQ: 3-25-59

OWNER'S ADDRESS: 813 Clay St.

IRS: \$26.40  
CONSID: \$24,000 Ind.  
BEST USE: Same

ZONING: R-3      PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
                             Imps. 3,000.00  
                             \$ 4,230.00

TAXES: \$ 351.52

LAND: DIMENSION 25 x 100 = 2,500

s.f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. fr. str. with gar., stg. bsmt. and 5 rms. ea. on 1st and 2nd flrs.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements	3,963 s.f. @ 4.00	15,852	
	(incl. basement)	26,852	\$26,900

## MARKET COMPARISON:

Sales Most Comparable 793-16

2,500 s.f. @ \$ 10.75	\$ 26,875	26,900
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## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rms.	Mgr.		110	
1-5 rms.	80 (with garage)		120	
			230 x 115 =	
			26,450	26,500

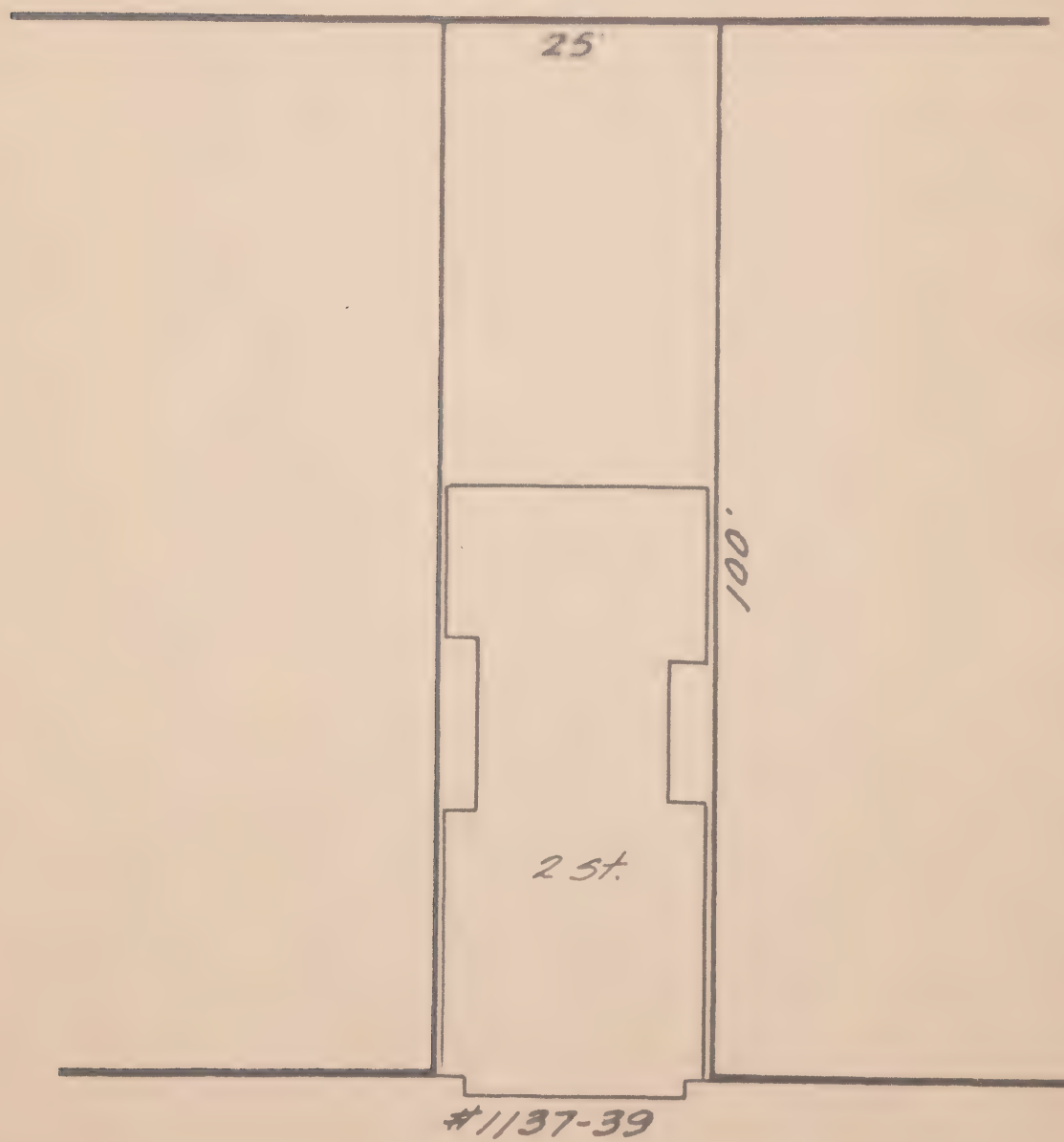
6-10-17

LAND	\$ 11,000
IMPROVEMENTS	16,000

MARKET VALUE OF PROPERTY \$ 27,000



ST. JOSEPH'S AVENUE



BRODERICK STREET









# APPRAISAL

OWNER: Walter Mathis et ux  
PROPERTY ADDRESS: 1125-27 Broderick

PARCEL NO. 29-6  
1125-6  
DATE ACQ: 2-20-62

OWNER'S ADDRESS: 1125 Broderick

IRS: \$31.35  
CONSID: \$29,000 \*  
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 2,100.00  
\$ 3,330.00

TAXES: \$ 276.72

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

2 st. fr. str. with stg. bsmt. and 6 rms. ea. on 1st and 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements	4,446 s.f. @ 3.50	15,561	
	(incl. basement)	<u>26,561</u>	\$26,600

## MARKET COMPARISON:

Sales Most Comparable	793-16		
2,500	s. f. @ \$ 10.50	\$ 26,250	26,300

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	80		110	
1-6 rm.	Owner		110	
			<u>220</u> x 120	26,400

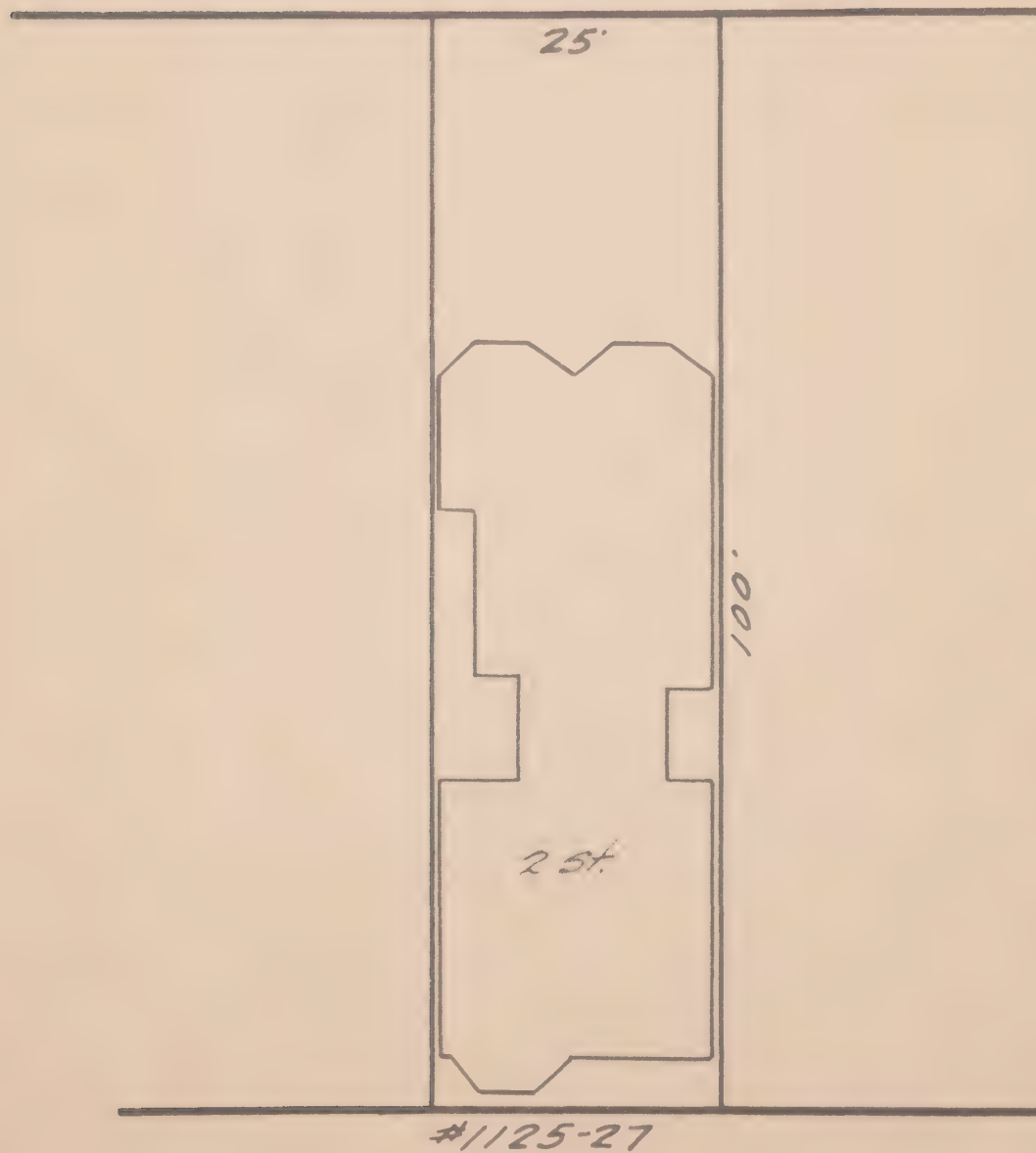
\*Listing

LAND	\$ 11,000
IMPROVEMENTS	15,500

MARKET VALUE OF PROPERTY \$ 26,500



*ST. JOSEPH'S AVENUE*



*BRODERICK STREET*









# APPRAISAL

29-7

OWNER: Myrtle Neper  
PROPERTY ADDRESS: 1119-21 Broderick

PARCEL NO. 1125-7  
DATE ACQ: 1917

OWNER'S ADDRESS: 1121 Broderick

IRS: -  
CONSID: N.S.  
BEST USE: Flats

ZONING: R-3      PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 2,250.00  
\$ 3,480.00

TAXES: \$ 289.18

LAND: DIMENSION 25 x 100 = 2,500 s.f.

IMPROVEMENTS: Condition Fair      Effective Age 50 ±

2 st. str. with stg. bsmt. No entry to flats, which are probably  
6 rms. ea. Fr. garage.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.40	\$ 11,000	
Improvements	4,002 s.f. @ 3.85 (incl. basement)	\$15,408	
Garage	360 s.f. @ 1.00	360	
		15,768	
		<u>26,768</u>	\$26,800

## MARKET COMPARISON:

Sales Most Comparable	793-16		
	2,500 s.f. @ \$ 10.50	\$ 26,250	26,300

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
1-(est.) 6 rms.	Not avail.	\$	\$ 110	
1-(est.) 6 rms.	Not avail.		110	
			<u>220</u> x 120	26,400

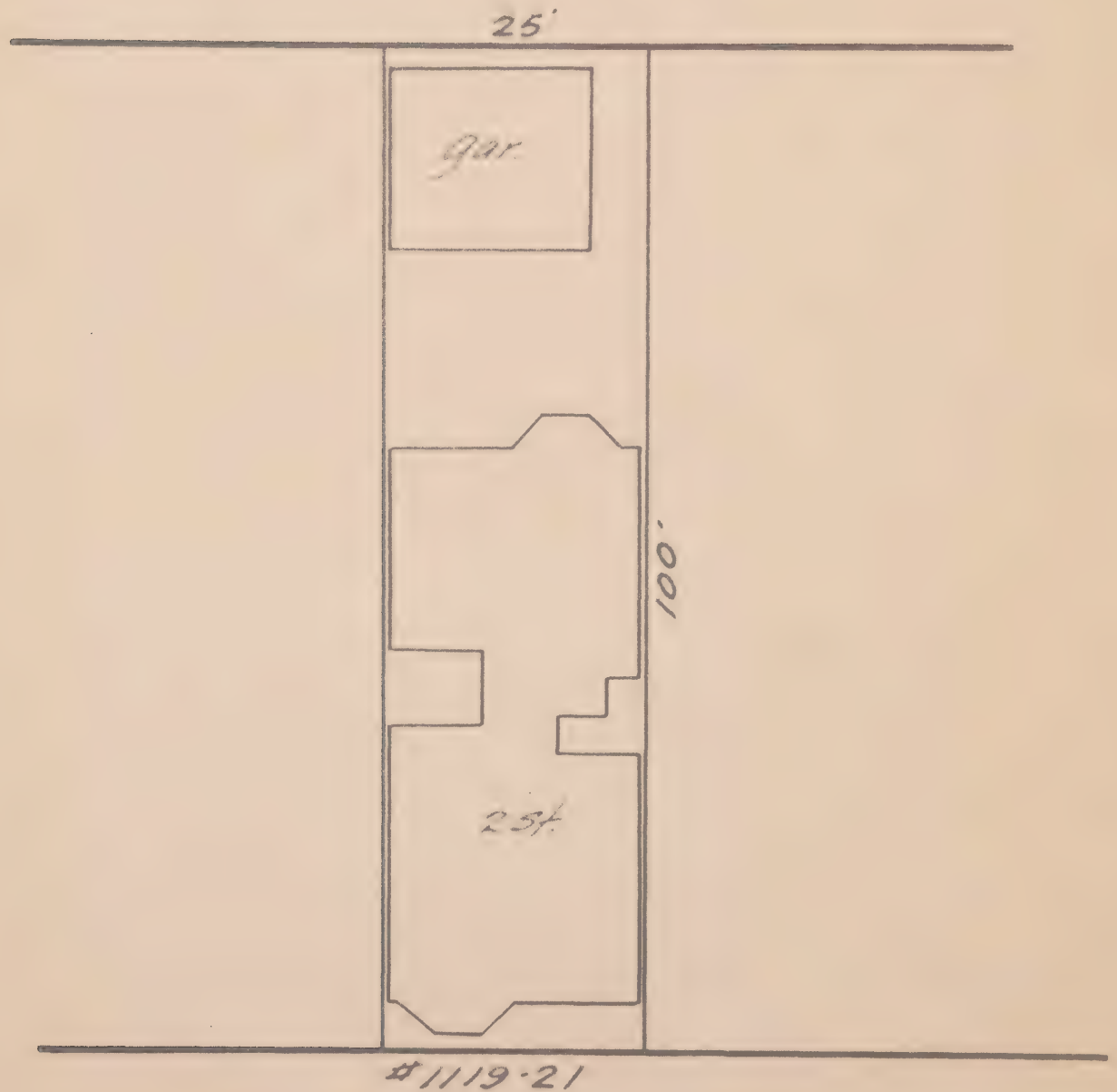
LAND	\$ 11,000
IMPROVEMENTS	<u>15,500</u>

MARKET VALUE OF PROPERTY \$ 26,500





ST. JOSEPH'S AVENUE



BRODERICK STREET







# APPRAISAL

OWNER: Emmett & Catherine Lucey  
 PROPERTY ADDRESS: 2000-2002 Eddy

PARCEL NO. 1125-8  
 DATE ACQ: 12-29-61

OWNER'S ADDRESS: 1255 Post St., #821

IRS: -  
 CONSID: Decree  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,640.00  
 Imps. 2,250.00  
 \$ 3,890.00

TAXES: \$ 323.26

LAND: DIMENSION 29,021 x 75 = 2,177

IMPROVEMENTS: Condition Good Effective Age 45 ±

2 st. fr. str. with stg. bsmt., 3 garages and 5 rms. ea. on 1st and 2nd flr. Fr. double garage.

## SUMMATION APPROACH:

Rounded to

Land	2,177 s.f. @ \$5.51	\$ 12,000	
Improvements	3,939 s.f. @ 4.50	\$17,726	
Garage	566 s.f. @ 1.50	849	
		<u>18,575</u>	
		30,575	\$30,600

## MARKET COMPARISON:

Sales Most Comparable	793-16; 1152-29		
	2,177 s.f. @ \$ 13.50	\$ 29,390	29,400

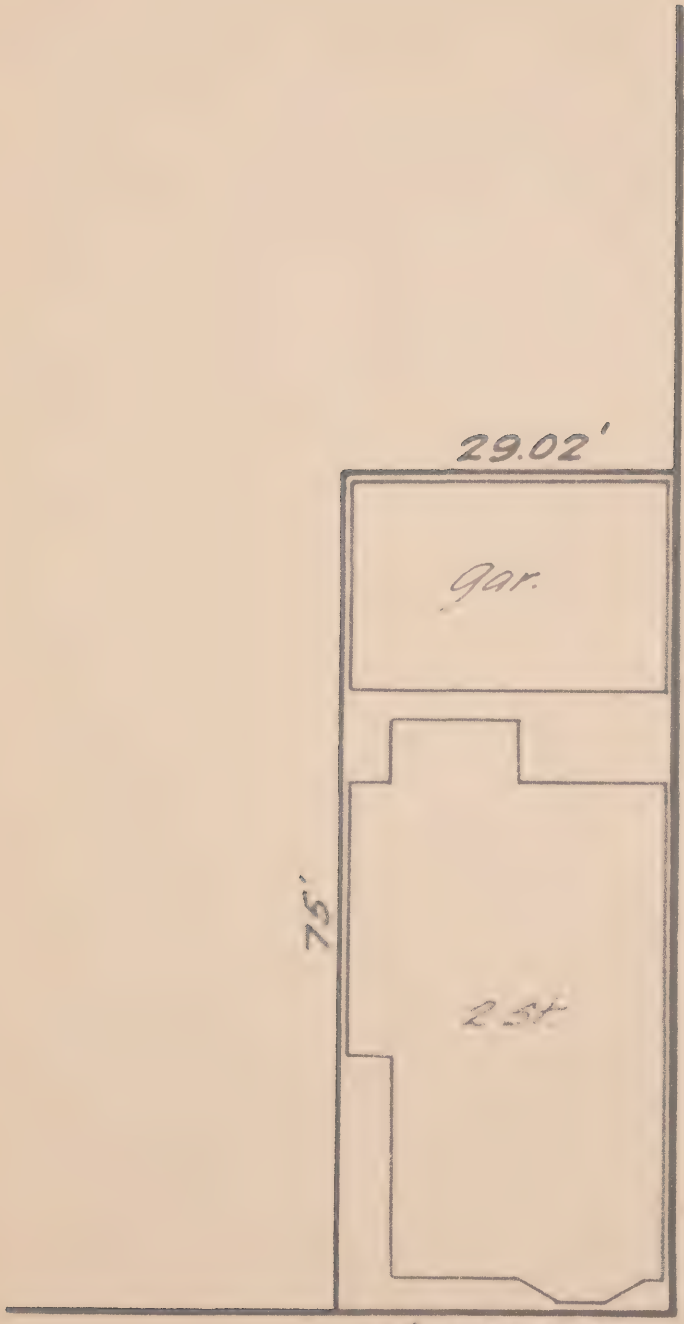
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	60		100	
1-5 rm.	Owner		100	
5 garages	Not avail.	10	50	
			<u>250</u> x 120	30,000

LAND	\$ 12,000
IMPROVEMENTS	<u>18,000</u>
MARKET VALUE OF PROPERTY	\$ 30,000







29.02'

gar.

75'

2.54

#2000-02

BRODERICK STREET

EDDY STREET



BLOCK 1126





## BLOCK 1126

	nNAME	LAND	IMPS	TOTAL
-1	Butros Dudum et ux	\$ 17,000	\$ 21,000	\$ 38,000
-2	John Dudum et ux	33,500	38,500	72,000
-3	Rosalind Bare	12,000	12,000	24,000
-4	Milton H. Loughridge	15,000	4,000	19,000
-5	Bertha Jaslow	15,000	9,000	24,000
-6	Robert Cahie et ux	12,500	4,500	17,000
-7	Joseph Mayland et ux	35,000	85,000	120,000
-8	Alva C. Goodwin	9,000	1,500	10,500
-9	Isaac Robinson et ux	18,000	7,500	25,500
-10	Calvin C. Brown et ux	15,000	8,000	23,000
-11	Golden Gate Land Co.	15,000	15,000	30,000
-12	Catherine M. Johnson	15,000	20,000	35,000
-13	Demetrio W. Arboleda	27,500	1,000	28,500
-14	Willie Tullis	15,000	11,000	26,000
-15	Louise Grundel et al	15,000	2,500	17,500
-16	Kokiro F. Kawaguchi	13,500	3,000	16,500
-17	M.M. Moody et ux	9,000	9,000	18,000
-17A	Ellen Gillio	6,500	8,500	15,000
-18	Helen Fabreque	14,000	4,000	18,000
-19	Chester Lacey et ux	4,500	2,500	7,000
-21	Fred Robledo et ux	14,000	8,500	22,500
-22	Peter Rasmussen	14,000	1,000	15,000
-23	Jim Burnham et ux	18,000	1,000	19,000
-23A-24	Luis Arnold	28,500	-	28,500
-25	Earl Alfred	14,000	4,000	18,000
-26	Celeste Hanna	12,500	5,000	17,500
-26A	James Christian	12,500	5,000	17,500
-27	Samuel H. Mason	25,000	-	25,000
-28	Eleanor Henneberry	19,500	-	19,500
-29	Lee Jin Kwack	7,500	17,000	24,500
-30	Marshall N. Iersel	<u>12,500</u>	<u>32,500</u>	<u>45,000</u>
		\$495,000	\$341,500	\$836,500



Retaining wall  
1126/1, 2  
(SIC 21)



# APPRAISAL

30-1

OWNER: Butros Dudum et ux  
PROPERTY ADDRESS: 1259 Divisadero

PARCEL NO. 1126-1  
DATE ACQ: 8-17-53

OWNER'S ADDRESS: 495-12th

IRS: \$23.10

ZONING: C-2

PRESENT USE: Stores/Flats

CONSID: N.S.  
BEST USE: Same

ASSESSED VALUE: Land \$ 3,000.00  
Imps. 2,900.00  
\$ 5,900.00

TAXES: \$ 490.30

LAND: DIMENSION 35 x 90 = 3,150

s. f.

IMPROVEMENTS: Condition Fair Effective Age 45 +  
2 st. str. with store on 1st flr., 1-4 rm. flat and 1-3 rm. flat  
on 2nd flr. 1 rm. is rented out as a single, fr. 3-car gar. and  
stg. shed.

## SUMMATION APPROACH:

Rounded to

Land	3,150 s. f. @ \$5.40+	\$ 17,000	
Improvements	3,589 s. f. @ 5.75	\$20,608	
Garage	525 s. f. @ 1.00	525	
Shed	523 s. f. @ 0.50	262	
		<u>21,395</u>	
		38,395	\$38,400

## MARKET COMPARISON:

Sales Most Comparable	684-21		
3,150 s. f. @ \$ 12.00		\$	37,800

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	*250 (L)		250	
1-4 rm.	65	4 rms.	65	
1-3 rm.	55)			
1 rm.	30)	4 rms.	65	
			<u>380</u> x 100	38,000

\*Rental includes 3 car garage and shed.

LAND	\$ 17,000
IMPROVEMENTS	<u>21,000</u>

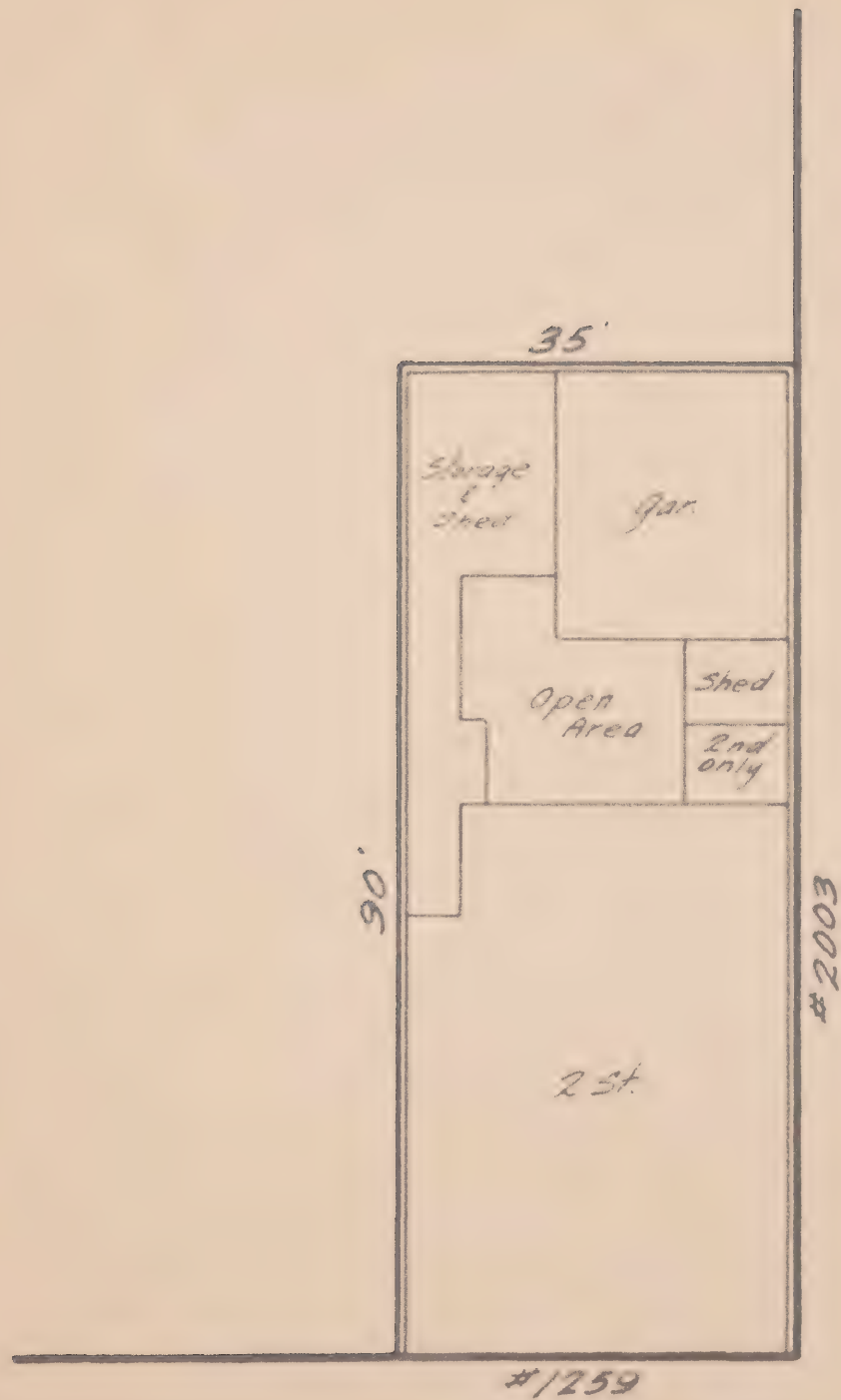
MARKET VALUE OF PROPERTY \$ 38,000





DIVISADERO

STREET



ELLIS STREET









# APPRAISAL

30-32

OWNER: John Dudum et ux  
PROPERTY ADDRESS: 1243-53 Divisadero

PARCEL NO. 1126-2  
DATE ACQ: 10-26-60

OWNER'S ADDRESS: 495-12th Ave.

IRS: \$71.50  
CONSID: \$65,000 Ind.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 4,290.00  
Imps. 15,000.00  
\$ 19,290.00

TAXES: \$ 1,603.00

LAND: DIMENSION 74.5 x 90 = 6,705 s.f.

IMPROVEMENTS: Condition Poor/Fair Effective Age 55 ±  
3 st. str. with 4 stores on 1st flr. and 6 apts. ea. on 2nd and  
3rd flrs. 2nd flr. contains 1-5 rm., 1-2 rm., 3-3 rm. and 1-4 rm.  
units. 3rd flr. contains 5-3 rm. and 1-4 rm. units.

## SUMMATION APPROACH:

Rounded to

Land	6,705 s.f. @ \$5.00+	\$ 33,500	
Improvements	16,172 s.f. @ 2.50	40,430	
		<u>73,930</u>	\$73,900

## MARKET COMPARISON:

Sales Most Comparable 773-15,-16; 773-1  
6,705 s.f. @ \$ 10.75 \$ 72,079 72,100

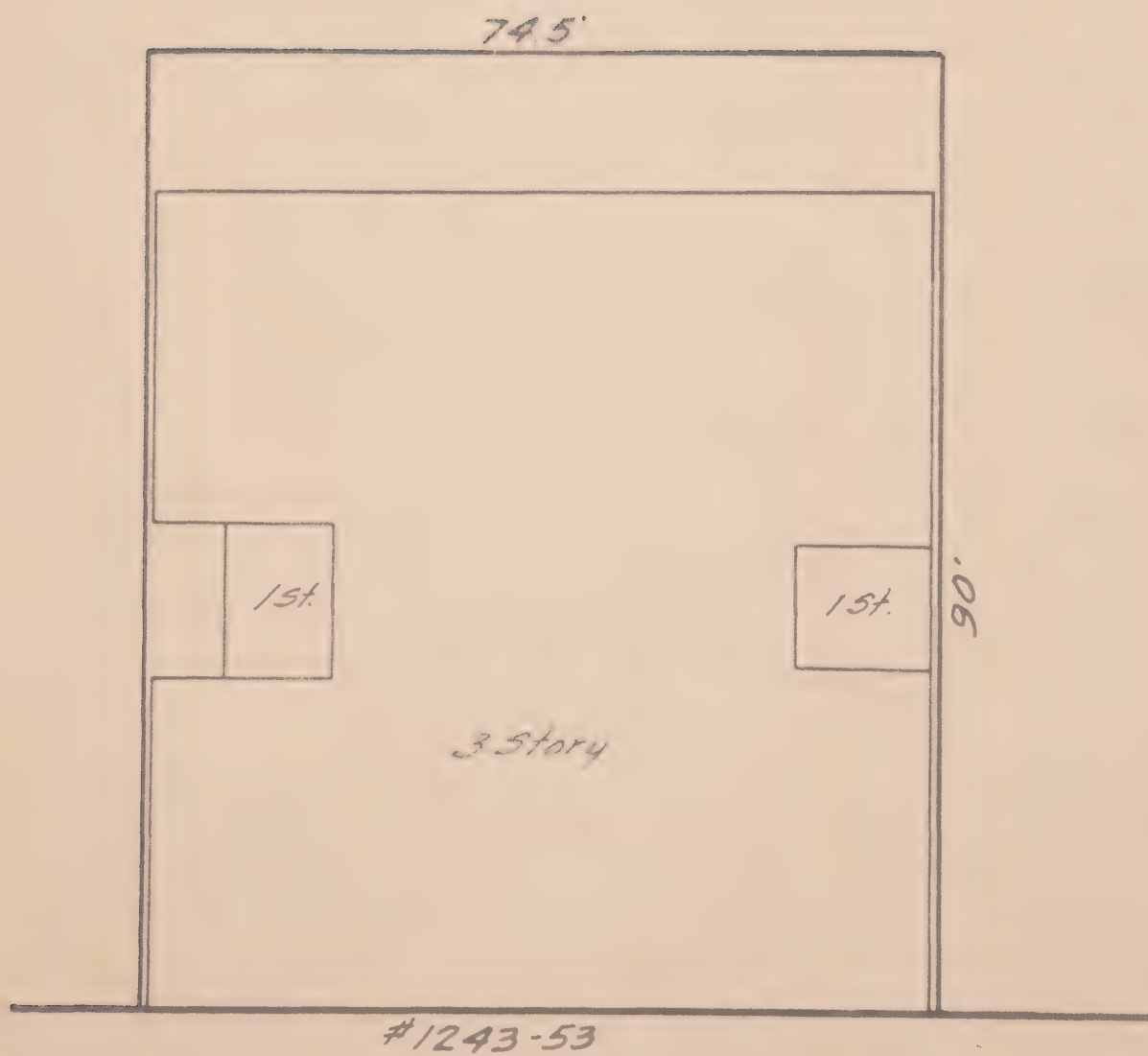
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
<u>Stores</u>				
1253	60		60	
1249	55		55	
1241	65(L)		65	
1237	60		60	
<u>Apts.</u>				
1-2 rm.	60	55	55	
8-3 rm.	65-70	65	520	
2-4 rm.	65-75	70	140	
1-5 rm.	70	75	75	
			<u>1030</u> x 70	72,100

LAND	\$ 33,500
IMPROVEMENTS	<u>38,500</u>

MARKET VALUE OF PROPERTY \$ 72,000





DIVISADERO STREET









# APPRAISAL

30-31

OWNER: Rosalind Bare  
PROPERTY ADDRESS: 1233-35 Divisadero

PARCEL NO. 1126-3  
DATE ACQ: 3-24-54

OWNER'S ADDRESS: 2001 Pierce

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Store/Flats

ASSESSED VALUE: Land \$ 1,610.00  
Imps. 4,300.00  
\$ 5,910.00

TAXES: \$ 491.12

LAND: DIMENSION 28 x 90 = 2,520

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 55 ±

2 st. fr. str. with 1 store on 1st flr. and 2-4 rm. flat on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	2,520 s. f. @ \$4.76	\$ 12,000
Improvements	4,132 s. f. @ 3.25	13,429
		<u>25,429</u>

\$25,400

## MARKET COMPARISON:

Sales Most Comparable 654-3; 678-8  
2,520 s. f. @ \$ 9.50

\$ 23,940

23,900

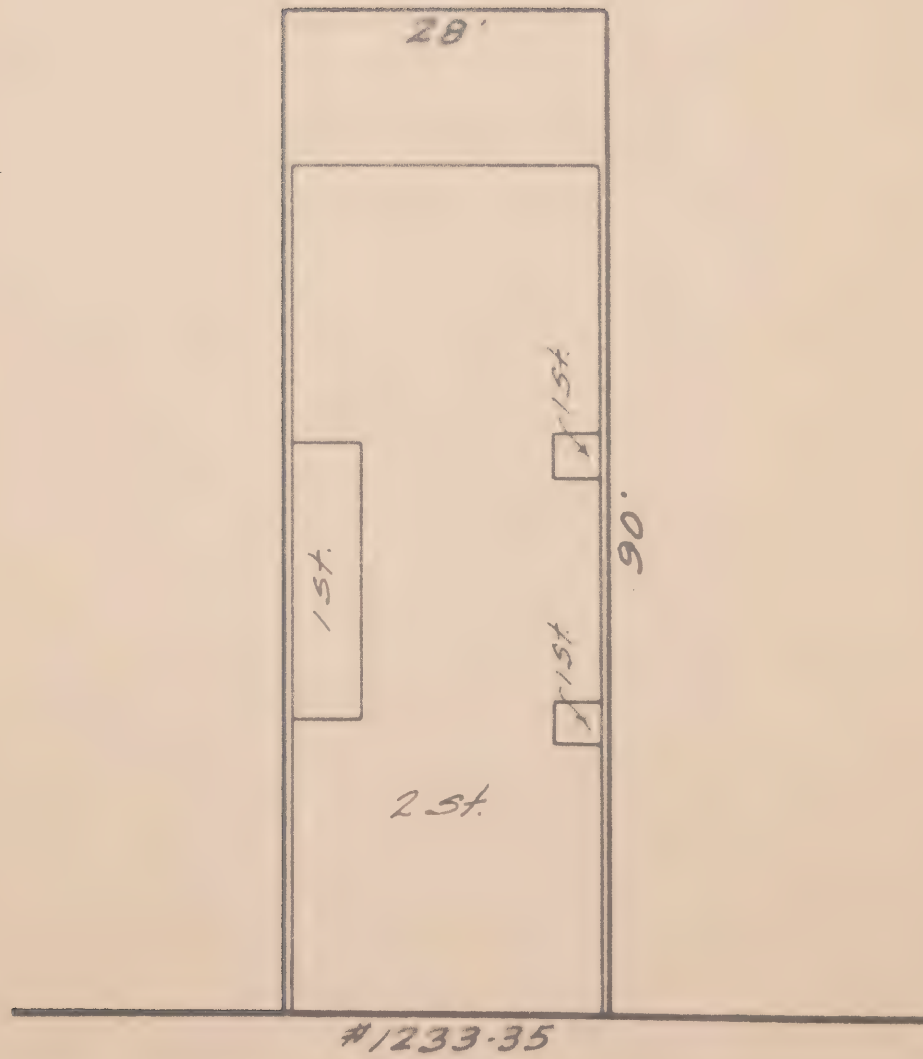
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store			120
2-4 rm.	75		150
			<u>270</u> x 85 =
			22,950
			23,000

LAND	\$ 12,000
IMPROVEMENTS	<u>12,000</u>

MARKET VALUE OF PROPERTY \$ 24,000





DIVISADERO STREET









# APPRAISAL

30-29

OWNER: Bertha Jaslow  
PROPERTY ADDRESS: 1221-23 Divisadero

PARCEL NO. 1126-5  
DATE ACQ: 11-28-52

OWNER'S ADDRESS: 1221 Divisadero

IRS: No  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Store/Flats

ASSESSED VALUE: Land \$ 1,640.00  
Imps. 1,000.00  
\$ 2,640.00

TAXES: \$ 219.38

LAND: DIMENSION 25 x 125 = 3,125

s. f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. fr. str. with 1 store on 1st flr. and 2 flats on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	3,125 s.f. @ \$4.80	\$ 15,000	
Improvements	2,608 s.f. @ 4.00	10,432	
		<u>25,432</u>	\$25,400

## MARKET COMPARISON:

Sales Most Comparable	654-3; 678-8		
	3,125 s.f. @ \$ 7.50	\$ 23,438	23,400

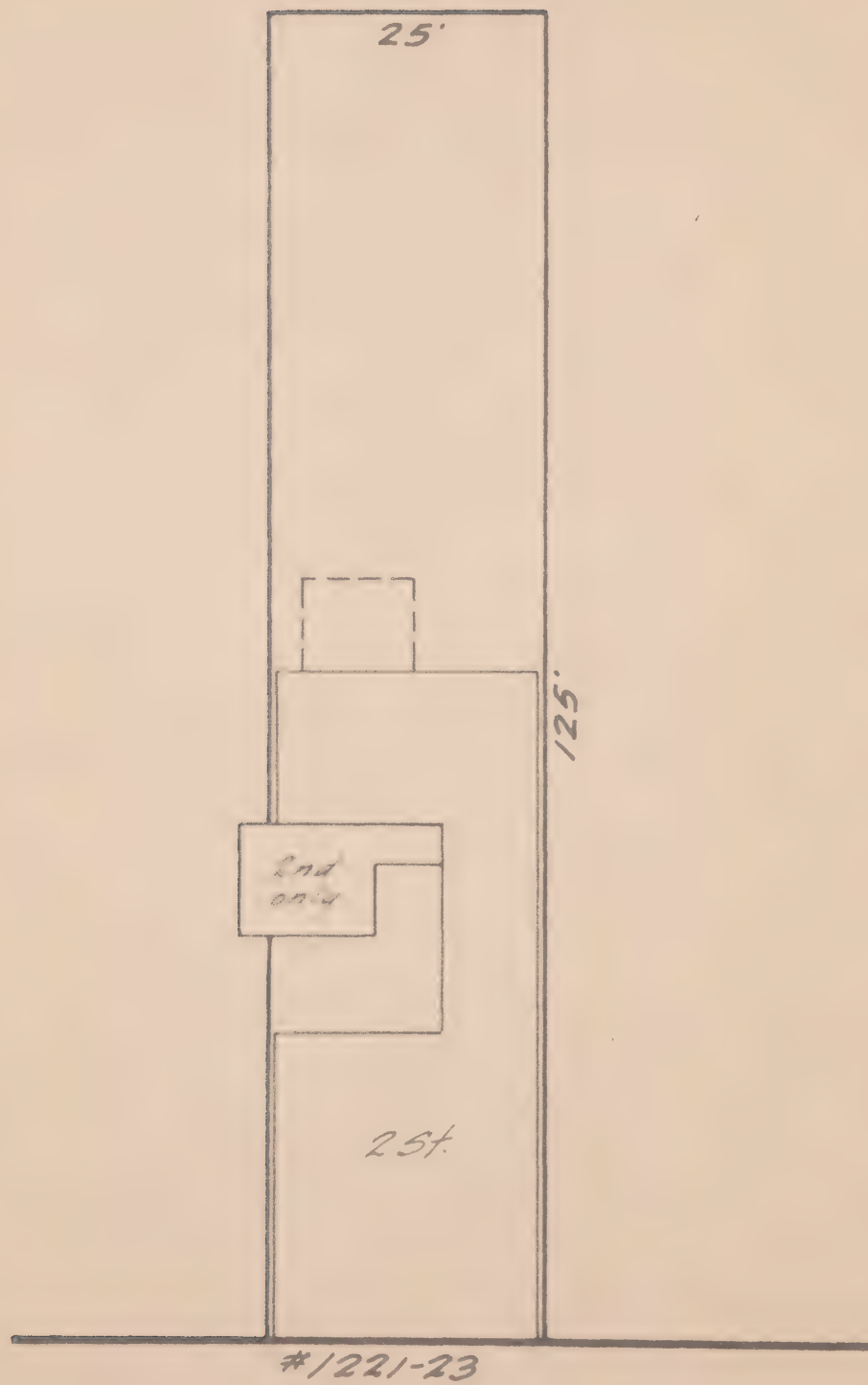
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	100 (L)		100	
1-4 rm.	65.50		70	
1-4 rm.	Not avail.		70	
			<u>240</u> x 100	24,000

LAND	\$ 15,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 24,000





DIVISADERO STREET









# APPRAISAL

56-28

OWNER: Robert Cahie et ux  
PROPERTY ADDRESS: 1215-17 Divisadero

PARCEL NO. 1126-6  
DATE ACQ: 11-2-51

OWNER'S ADDRESS: 1217 Divisadero

IRS: No  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,540.00  
Imps. 900.00  
\$ 2,440.00

TAXES: \$ 202.76

LAND: DIMENSION Irregular = 2,650

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. str. with 5 rms. on 1st flr. and 6 rms. on 2nd flr.  
Storage bsmt. and gar.

## SUMMATION APPROACH:

Rounded to

Land	2,650 s.f. @ \$4.71±	\$ 12,500	
Improvements	2,310 s.f. @ 2.00	4,620	
		<u>17,120</u>	\$17,100

## MARKET COMPARISON:

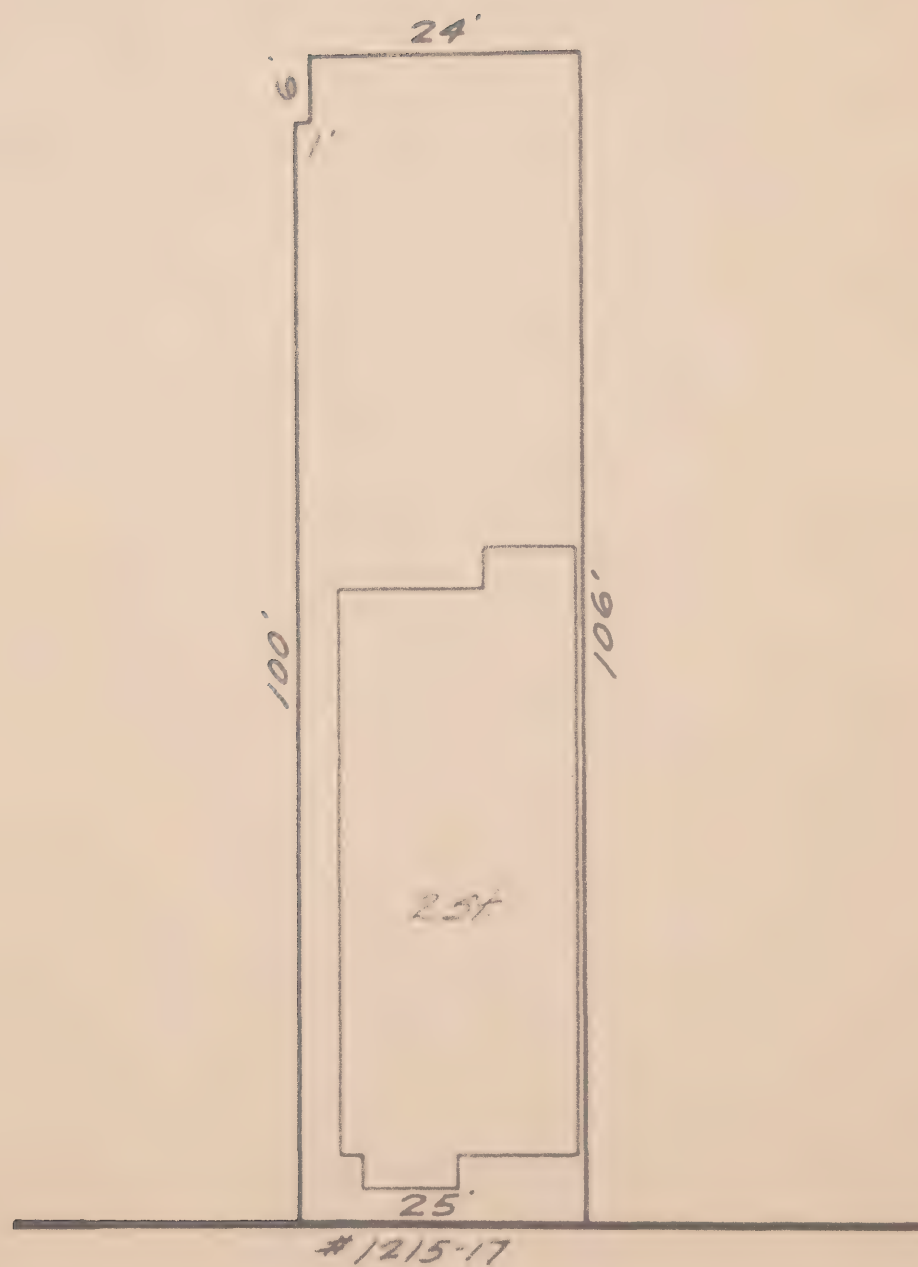
Sales Most Comparable	730-2; 779-28		
	2,650 s.f. @ \$ 6.40	\$ 16,960	17,000

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	57.50		70	
1-6 rm.	Owner		80	
			<u>150</u> x 110	16,500

LAND	\$ 12,500
IMPROVEMENTS	<u>4,500</u>
MARKET VALUE OF PROPERTY	\$ 17,000





DIVISADERO STREET









# APPRAISAL

30-27

OWNER: Joseph Magland et ux  
PROPERTY ADDRESS: 1201-09 Divisadero

PARCEL NO. 1126-7  
DATE ACQ: 1946

OWNER'S ADDRESS: 395 Santa Anna

IRS: No  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 5,040.00  
Imps. 19,350.00  
\$ 24,390.00

TAXES: \$ 2,092.88

LAND: DIMENSION 62.5 x 100 = 6,250

s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±  
3 st. fr. str. with 1 store on 1st flr. and 12-3 rm. and 7-2 rm.  
apts. on the rem. flrs. Owner refused entry to apts. Small bsmt.

## SUMMATION APPROACH:

Rounded to

Land	6,250 s. f. @ \$5.60	\$ 35,000	
Improvements	16,312 s. f. @ 5.25	85,638	
		<u>120,638</u>	\$120,600

## MARKET COMPARISON:

Sales Most Comparable 726-14A

6,250 s. f. @ \$ 19.25	\$ 120,313	120,300
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## INCOME APPROACH:

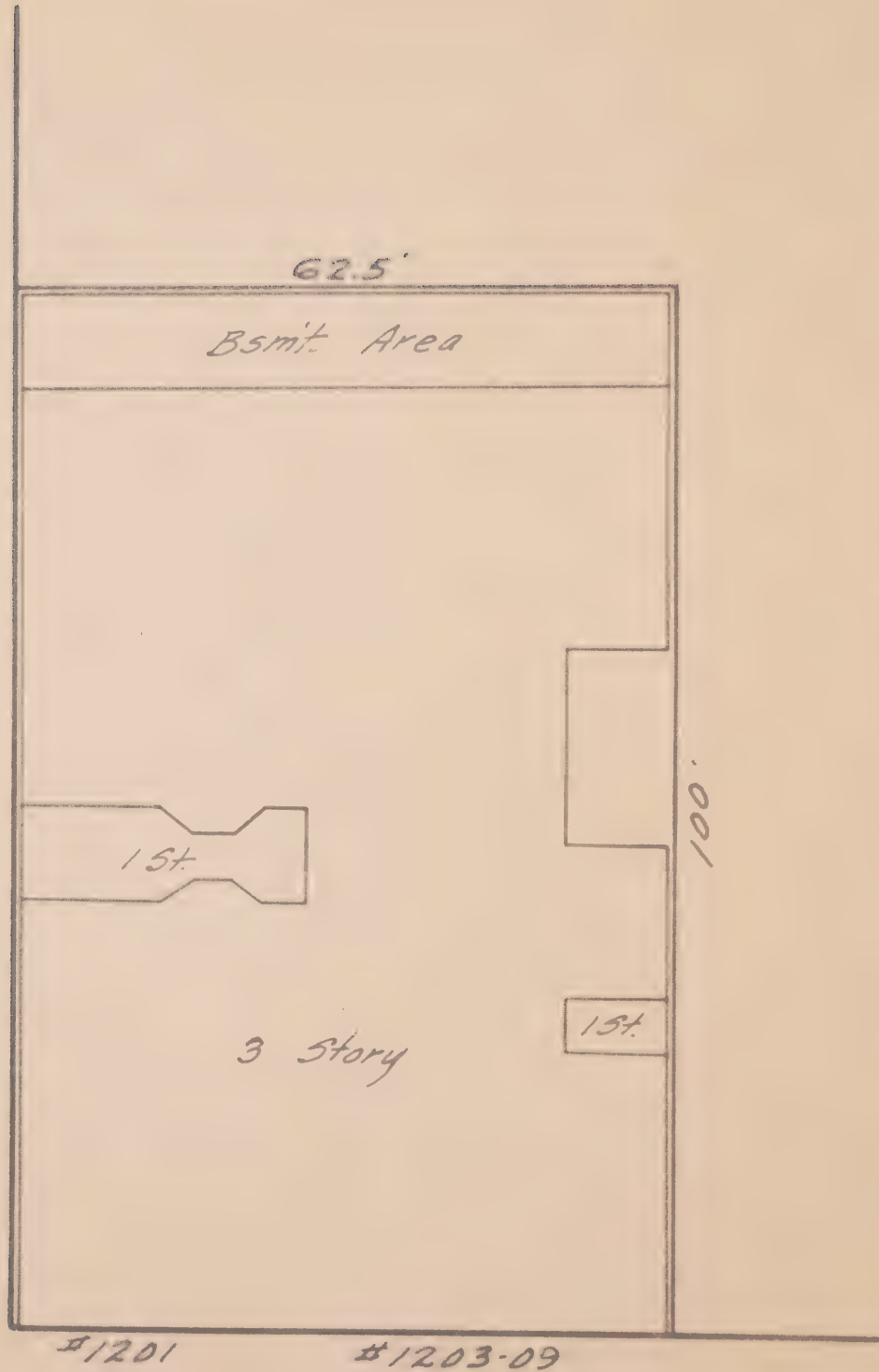
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Not avail		250	
7-2 rm.	"	55	385	
12-3 rm.	"	65	780	
			<u>1,415</u> x 85 =	
			120,275	120,300

LAND	\$ 35,000
IMPROVEMENTS	<u>85,000</u>

MARKET VALUE OF PROPERTY \$ 120,000



EDDY STREET



DIVISADERO STREET









# APPRAISAL

30-26

OWNER: Alva C. Goodwin  
PROPERTY ADDRESS: 1928 Eddy

PARCEL NO. 1126-8  
DATE ACQ: 7-27-53

OWNER'S ADDRESS: 1928 Eddy

IRS: \$13.75  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3      PRESENT USE: Res.

ASSESSED VALUE: Land \$ 1,100.00  
                          Imps. 300.00  
                          \$ 1,400.00

TAXES: \$ 116.34

LAND: DIMENSION Irregular = 2,044

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. single family 6 rm. dwelling with gar. and stg. bsmt.

## SUMMATION APPROACH:

Rounded to

Land	2,044 s.f. @ \$4.40	\$ 9,000	
Improvements	1,246 s.f. @ 1.25	1,558	
		<u>10,558</u>	\$10,600

## MARKET COMPARISON:

Sales Most Comparable	728-4; 782-4A		
2,044	s.f. @ \$ 5.00	\$ 10,220	10,200

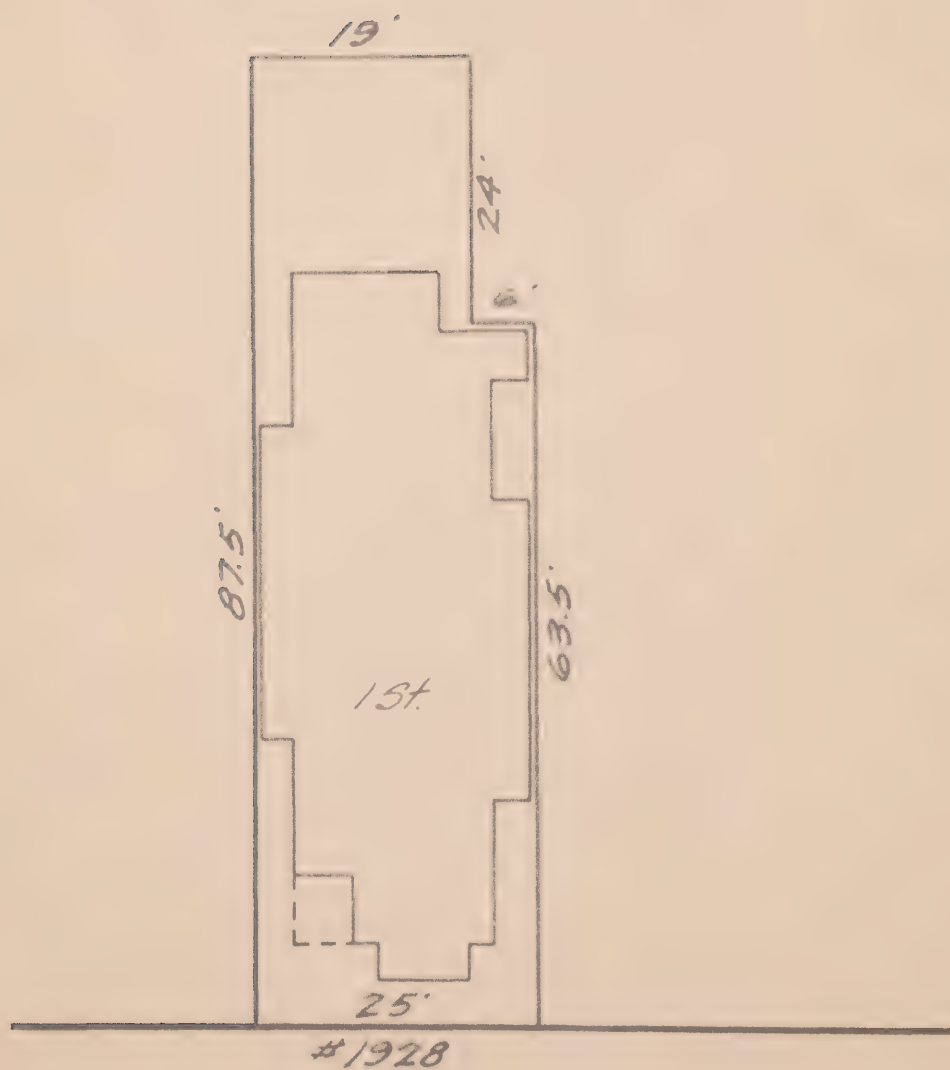
INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 9,000
IMPROVEMENTS	<u>1,500</u>

MARKET VALUE OF PROPERTY \$ 10,500





EDDY STREET









# APPRAISAL

30-25

OWNER: Isaac Robinson et ux  
PROPERTY ADDRESS: 1932-34 Eddy

PARCEL NO. 1126-9  
DATE ACQ: 2-4-57

OWNER'S ADDRESS: 1934 Eddy

IRS: \$19.80  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3      PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,620.00  
Imps. 2,100.00  
\$ 3,720.00

TAXES: \$ 309.14

LAND: DIMENSION 30 x 137.5 = 4,125 s.f.

IMPROVEMENTS: Condition Fair      Effective Age 50 ±

2 st. fr. str. with stg. bsmt. and gar. and 2-3 rm. apt. ea.  
on 1st and 2nd flrs. Attic is used for stg. area.

## SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.36±	\$ 18,000	
Improvements	4,865 s.f. @ 1.60	7,784	
		<u>25,784</u>	\$25,800

## MARKET COMPARISON:

Sales Most Comparable	730-14		
	4,125 s.f. @ \$ 6.30	\$ 25,988	26,000

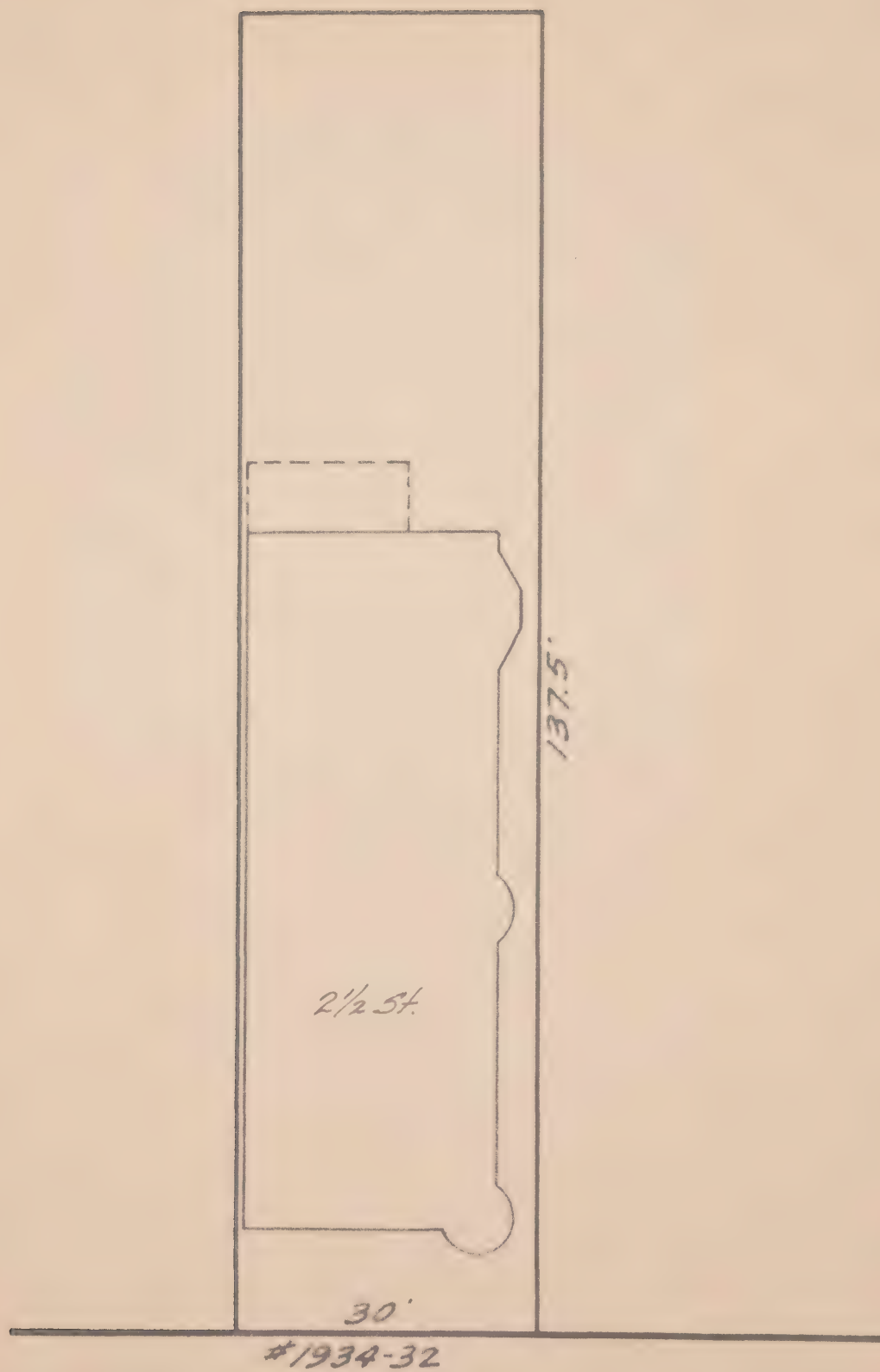
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-3 rm.	60	4-3 rm. @ \$65	260	
1-3 rm.	Owner			
Garage	Owner			
			10	
			<u>270</u> x 95 =	
			25,650	25,700

LAND	\$ 18,000
IMPROVEMENTS	7,500
	<u>25,500</u>

MARKET VALUE OF PROPERTY \$ 25,500













# APPRAISAL

OWNER: Calvin C. Brown et ux  
PROPERTY ADDRESS: 1938-40 Eddy

PARCEL NO. 1126-10  
DATE ACQ: 10-21-60

OWNER'S ADDRESS: 1938 Eddy

IRS: \$15.40  
CONSID: \$15,000  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00  
Imps. 1,550.00  
\$ 2,900.00

TAXES: \$ 241.00

LAND: DIMENSION 25 x 137.5 = 3,438 s. f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr. str. with stg. bsmt. and gar., 1-3 rm. and 1-4 rm.  
units on 1st and 2nd flrs.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s. f. @ \$4.36±	\$ 15,000	
Improvements	4,140 s. f. @ 2.00	8,280	
		<u>23,280</u>	\$23,300

## MARKET COMPARISON:

Sales Most Comparable	660-11		
	3,438 s. f. @ \$ 7.00	\$ 24,066	24,100

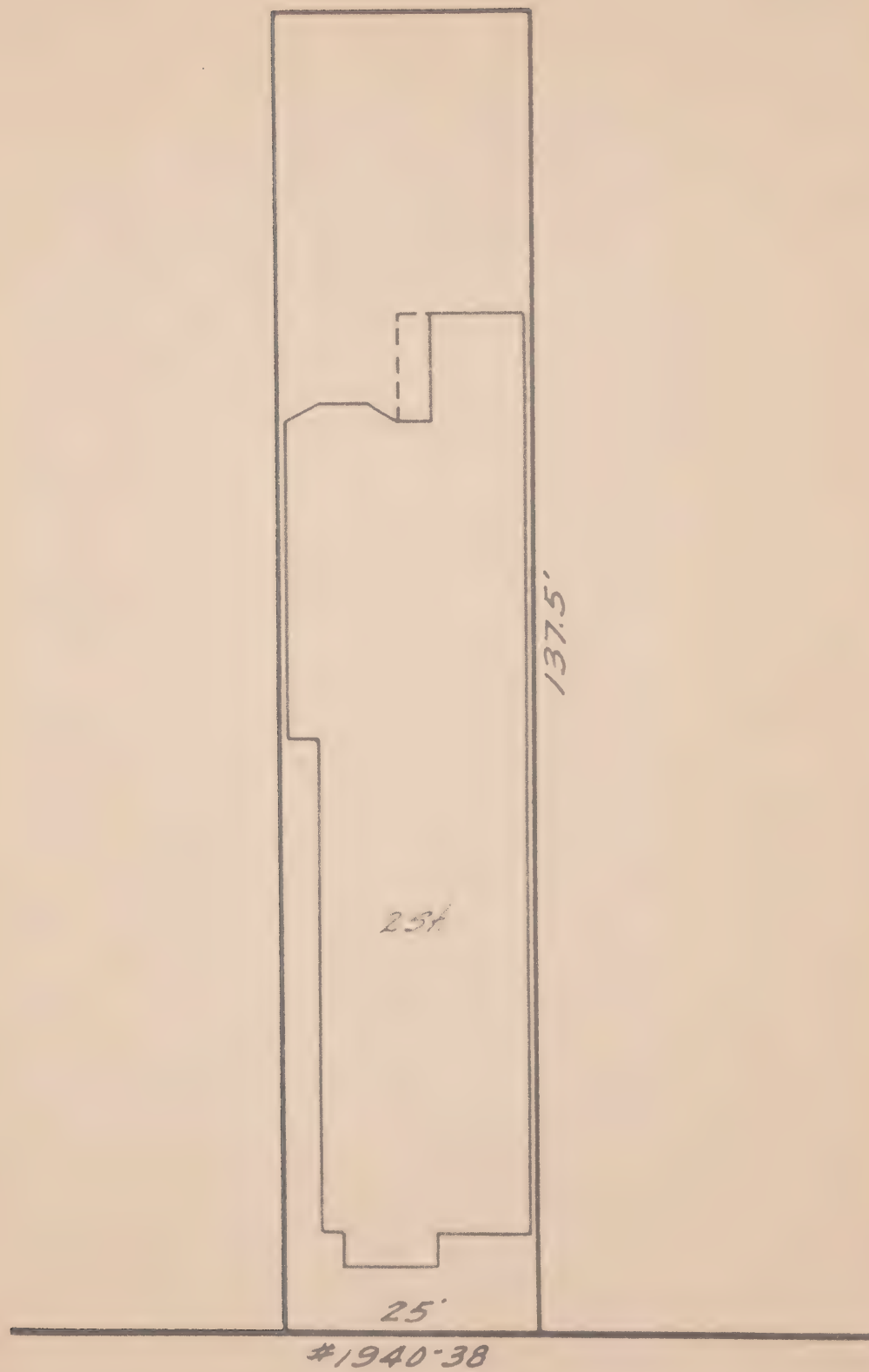
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	60		120	
1-4 rm.	60			
1-4 rm.	Owner	2-4 rm. \$65	130	
			<u>250</u> x 90	22,500

LAND	\$ 15,000
IMPROVEMENTS	<u>8,000</u>

MARKET VALUE OF PROPERTY \$ 23,000





EDDY STREET









# APPRAISAL

30-23

OWNER: Golden Gate Land Co.  
PROPERTY ADDRESS: 1942-46 Eddy

PARCEL NO. 1126-11  
DATE ACQ: 9-14-59

OWNER'S ADDRESS: Unknown

IRS: No  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3      PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00  
                          Imps. 3,050.00  
                          \$ 4,400.00

TAXES: \$ 365.64

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair      Effective Age 50

3 st. fr. str. with stg. bsmt. and gar., 2-3 rm. apts. on 1st flr., 1-6 rm. apt. on 2nd flr. and 2-3 rm. on the 3rd flr.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36+	\$ 15,000	
Improvements	4,707 s.f. @ 3.50	16,475	
		<u>31,475</u>	\$31,500

## MARKET COMPARISON:

Sales Most Comparable	1101-10; 1125-2A		
	3,438 s.f. @ \$ 8.70	\$ 29,911	\$29,900

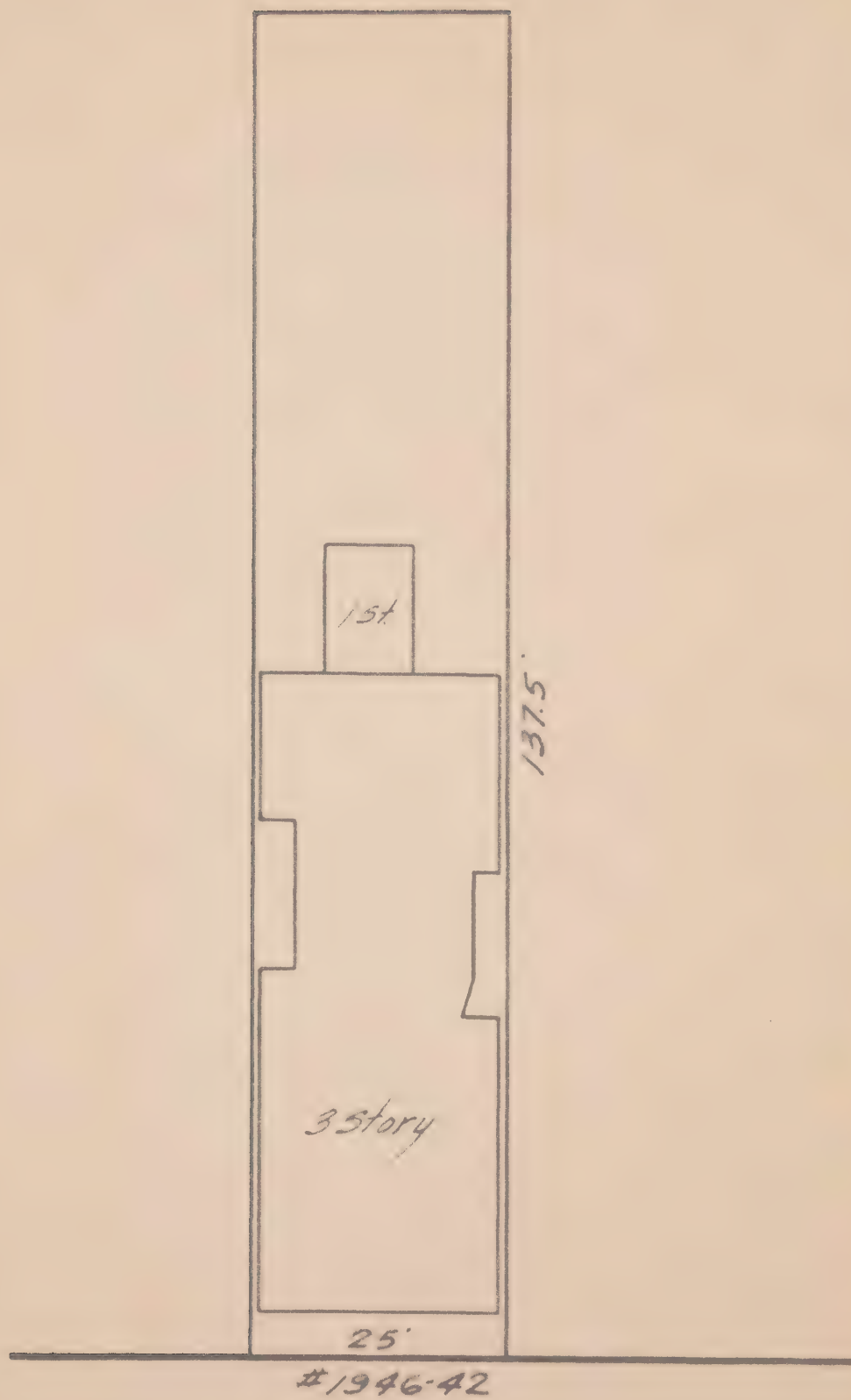
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	Not avail.	65	130	
1-6 rm.	100	90	90	
2-3 rm.	65 ea.	65	130	
			<u>350 x 85 =</u>	
			29,750	29,800

LAND	\$ 15,000
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 30,000





EDDY

STREET









# APPRAISAL

OWNER: Catherine Mills Johnson  
 PROPERTY ADDRESS: 1948-52 Eddy

PARCEL NO. 1126-12  
 DATE ACQ: 7-25-45

OWNER'S ADDRESS: 1948 Eddy

IRS: \$12.65  
 CONSID: N.S.  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00  
 Imps. 4,000.00  
 \$ 5,350.00

TAXES: \$ 444.58

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±

3 st. fr. str. with stg. bsmt. and gar. and 2-3 rm. units ea. on 1st, 2nd and 3rd flrs.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36±	\$ 15,000	
Improvements	4,725 s.f. @ 4.25	20,081	
		<u>35,081</u>	\$35,100

## MARKET COMPARISON:

Sales Most Comparable	782-13		
3,438 s.f. @ \$ 10.000		\$ 34,380	34,400

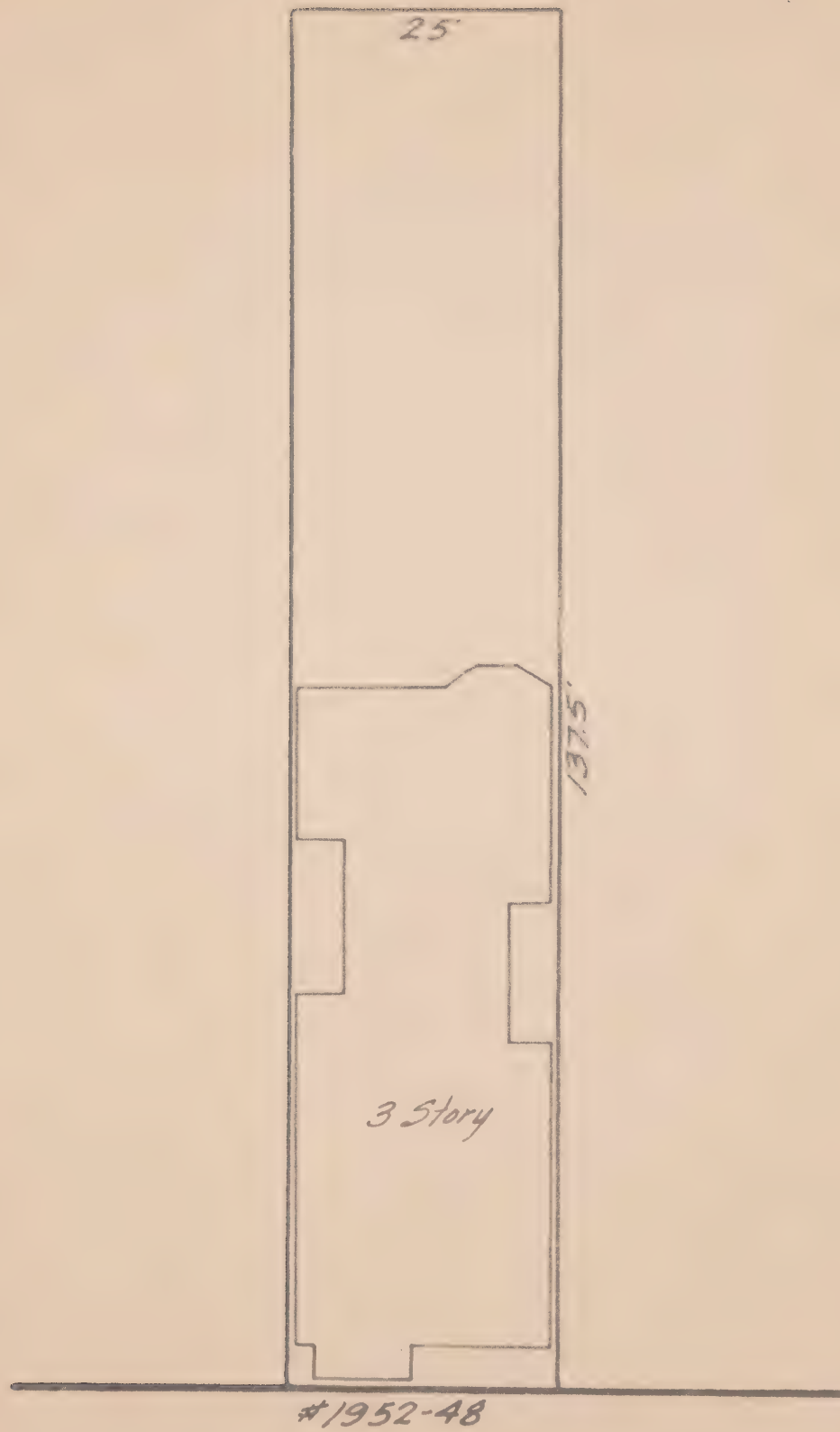
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 rm.	75	70	420 x 85	35,700

LAND	\$ 15,000
IMPROVEMENTS	<u>20,000</u>

MARKET VALUE OF PROPERTY \$ 35,000





*EDDY STREET*









# APPRAISAL

30-21

OWNER: Demetrio W. Arbolida et ux  
PROPERTY ADDRESS: 1966 Eddy

PARCEL NO. 1126-13  
DATE ACQ: 1948

OWNER'S ADDRESS: 1966 Eddy

IRS: No  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 2,430.00  
Imps. 2,200.00  
\$ 4,630.00

TAXES: \$ 384.76

LAND: DIMENSION 45 x 137.5 = 6,188

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

2 st. fr. 7 rm. single family dwelling. Fr. gar. - no value.

## SUMMATION APPROACH:

Rounded to

Land	6,188 s.f. @ \$4.44+	\$ 27,500
Improvements	2,538 (sustaining value)	1,000
		<u>28,500</u>

\$28,500

## MARKET COMPARISON:

Sales Most Comparable

6,188 s.f. @ \$ 4.60

\$ 28,465

28,500

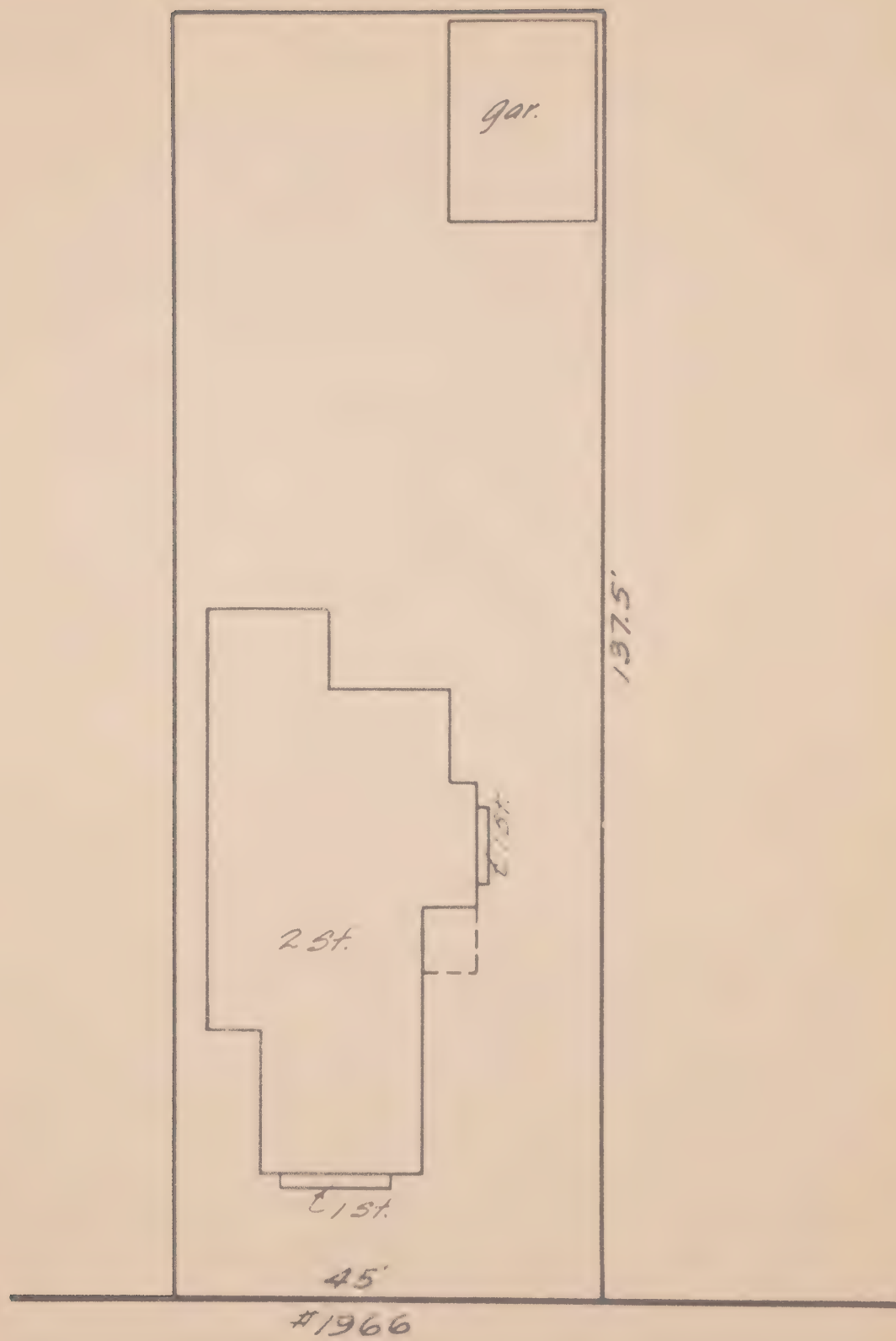
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 27,500
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 28,500





EDDY STREET









# APPRAISAL

OWNER: Willie Tullis  
PROPERTY ADDRESS: 1970 Eddy

PARCEL NO. 30-19  
DATE ACQ: 1126-14A  
7-9-51

OWNER'S ADDRESS: 119 Lakeview Avenue

IRS: \$5.50  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350.00  
Imps. 5,350.00  
\$ 6,700.00

TAXES: \$ 556.78

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

2 st. str. with stg. bsmt. and gar. and 2-3 rm. apts. on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36+	\$ 15,000	
Improvements	3,288 s.f. @ 3.50	11,508	
		26,508	\$26,500

## MARKET COMPARISON:

Sales Most Comparable	660-11		
3,438 s.f. @ \$	7.50	\$ 25,785	25,800

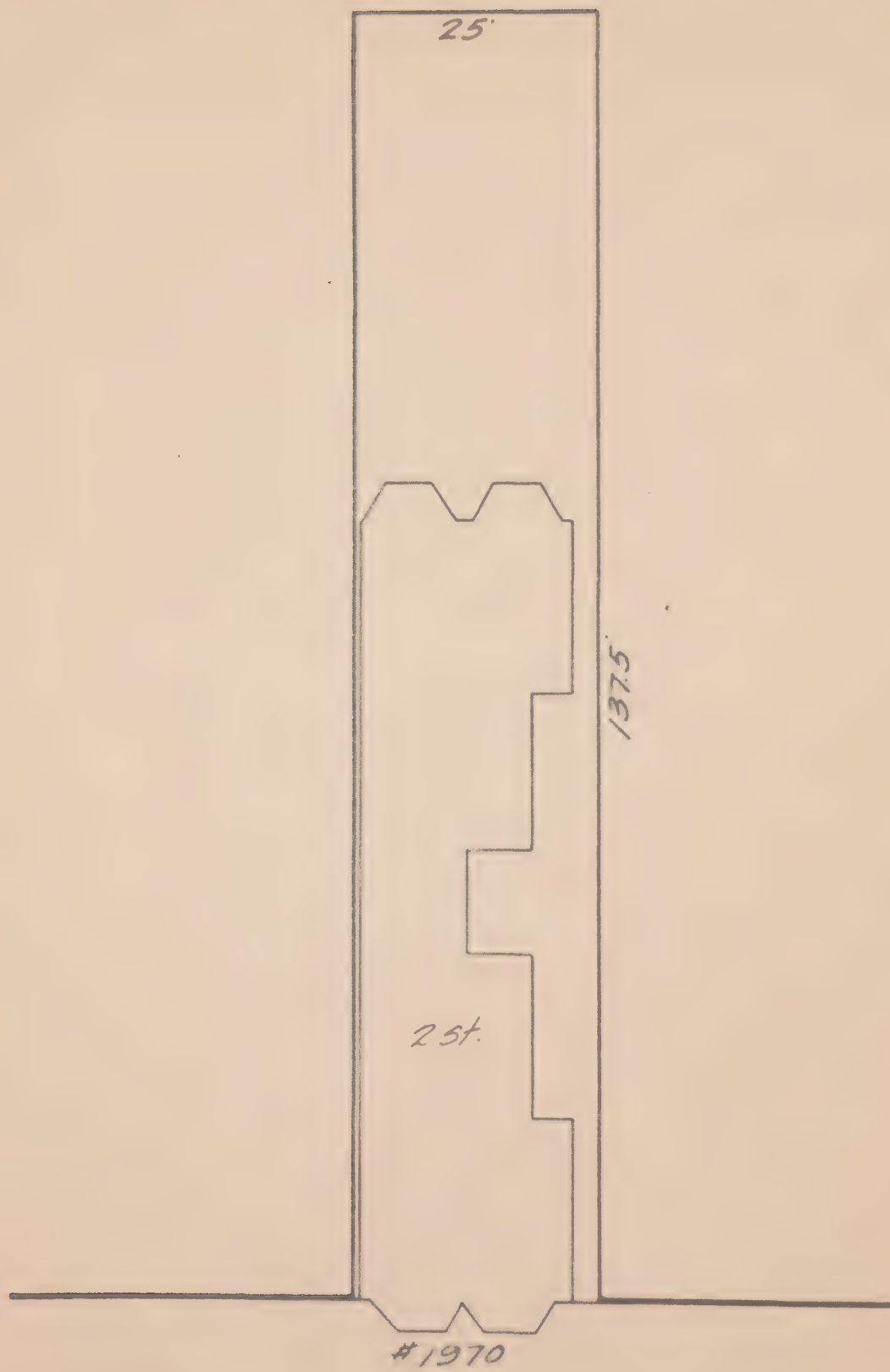
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-3 rms. Not avail		70	280 x 95
			26,600

LAND	\$ 15,000
IMPROVEMENTS	11,000

MARKET VALUE OF PROPERTY \$ 26,000





EDDY

STREET









# APPRAISAL

30-16

OWNER: M. M. Moody et ux  
PROPERTY ADDRESS: 1998 Eddy

PARCEL NO. 1126-17  
DATE ACQ: 8-8-57

OWNER'S ADDRESS: 2400 MacArthur, Oakland

IRS: \$14.85

ZONING: R-3

PRESENT USE: Rooming hse.

CONSID: N.S.

BEST USE: Apt.

ASSESSED VALUE: Land \$ 1,610.00  
Imps. 1,900.00  
\$ 3,510.00

TAXES: \$ 291.68

LAND: DIMENSION 32.5 x 55.75 = 1,812 s.f.

IMPROVEMENTS: Condition Fair (estimated) Effective Age 50

No entry. Owner claims 3 flats but now used as rooming house.  
Bsmt. and garage.

## SUMMATION APPROACH:

Rounded to

Land	1,812 s.f. @ \$4.97+	\$ 9,000	
Improvements	2,739 s.f. @ 3.25	8,902	
		<u>17,902</u>	\$17,900

## MARKET COMPARISON:

Sales Most Comparable No comps.

1,812 s.f. @ \$ 10.00	\$ 18,120	18,100
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## INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$
175 (ML)			200 x 90
			18,000

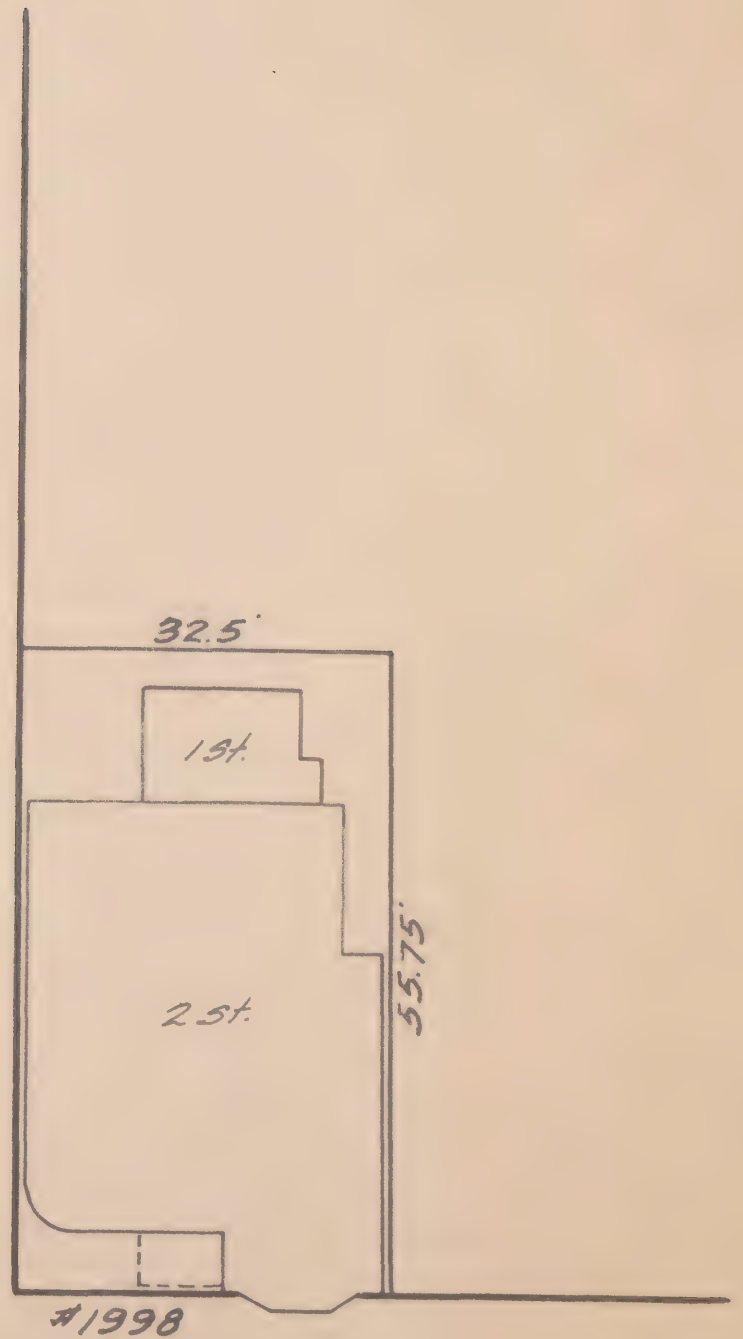
LAND	\$ 9,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 18,000



BRODERICK STREET

BRODERICK STREET



EDDY STREET









# APPRAISAL

30-15

OWNER: Ellen Gillio  
PROPERTY ADDRESS: 1120-22 Broderick

PARCEL NO. 1126-17A  
DATE ACQ: Prior 1959

OWNER'S ADDRESS: 1120 Broderick

IRS: No  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3                      PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,080.00  
                             Imps. 2,250.00  
                             \$ 3,330.00

TAXES: \$ 276.72

LAND: DIMENSION 44.25 x 32.5 = 1,438 s.f.

IMPROVEMENTS: Condition Good                      Effective Age 50 ±

2 st. fr. str. with stg. bsmt. 4 rm. flat on 1st flr. and 5 rm. flat on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	1,438 s.f. @ \$4.52±	\$ 6,500	
Improvements	2,211 s.f. @ 4.00	8,844	
		<u>15,344</u>	\$15,300

## MARKET COMPARISON:

Sales Most Comparable	730-7		
	1,438 s.f. @ \$ 10.50	\$ 15,099	15,100

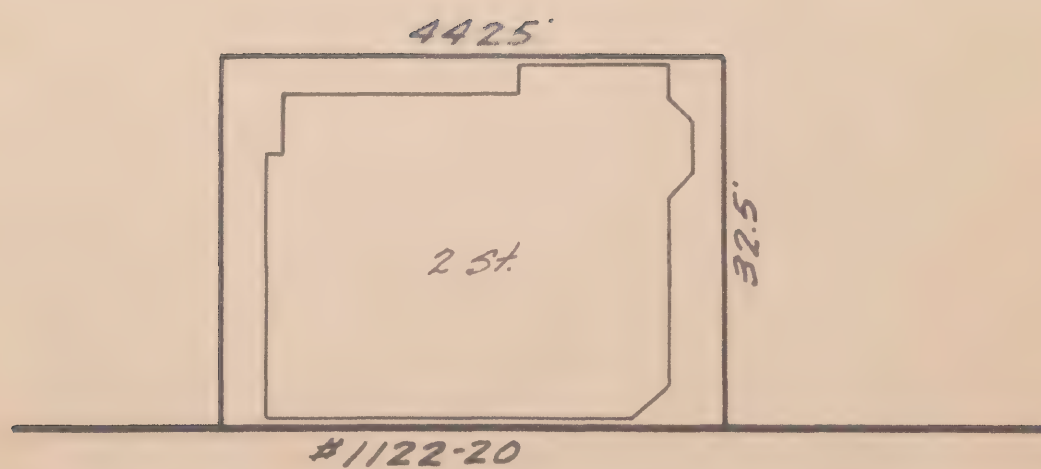
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	Refused		70	
1-5 rm.	Owner		75	
			<u>145</u> x 100	14,500

LAND	\$ 6,500
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 15,000





BRODERICK STREET









# APPRAISAL

30-14

OWNER: Helen Fabreque  
PROPERTY ADDRESS: 1130-32 Broderick

PARCEL NO. 1126-18  
DATE ACQ:

OWNER'S ADDRESS: 1130 Broderick .02-1-4672

IRS: No  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,490.00  
Imps. 2,050.00  
\$ 3,540.00

TAXES: \$ 300.40

LAND: DIMENSION 37.5 x 62.5 = 2,344 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

2 st. fr. str. with 3 rm. bsmt. apt., 5 rm. flat on 1st flr. and 6 rm. flat on 2nd flr. Since there was no inspection of the bsmt. apt., it was not considered in the Income Approach.

## SUMMATION APPROACH:

Rounded to

Land	2,344 s.f. @ \$5.97±	\$ 14,000	
Improvements	4,878 s.f. @ 1.00	4,878	
		<u>18,878</u>	\$18,900

## MARKET COMPARISON:

Sales Most Comparable			
2,344 s.f. @ \$ 7.50	\$ 17,580	17,600	

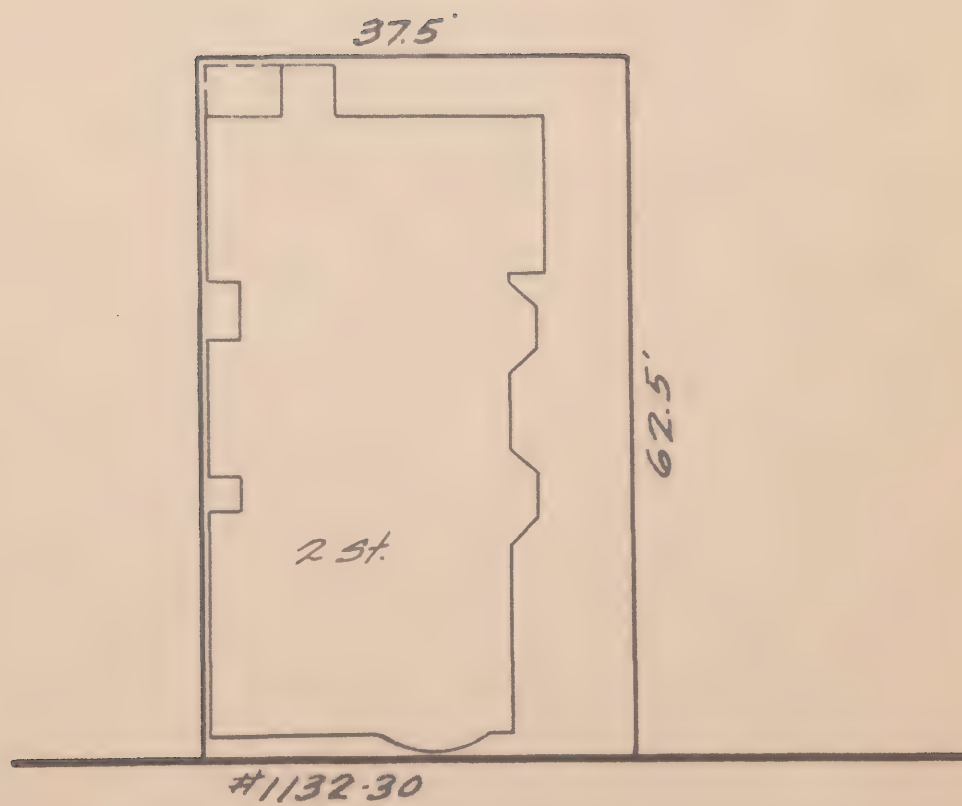
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		80	
1-6 rm.	42.50		85	
			<u>165</u> x 110 =	
			18,150	18,200

LAND	\$ 14,000
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 18,000





BRODERICK STREET









# APPRAISAL

30-10

OWNER: Fred Robledo et ux  
PROPERTY ADDRESS: 2085-89 Ellis

PARCEL NO. 1126-21  
DATE ACQ: 3-1-60

OWNER'S ADDRESS: 2085 Ellis

IRS: -  
CONSID: Decree  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats/S.F.

ASSESSED VALUE: Land \$ 1,320.00  
Imps. 1,300.00  
\$ 2,620.00

TAXES: \$ 217.62

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

- (1) 1 st. fr. 5 rm. single family dwelling with stg. bsmt.  
(2) 3 st. fr. str. with 1-5 rm. flat on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07+	\$ 14,000	
Improvements	1,930 s.f. @ 1.00 (incl. basement)	\$1,930	
	3,431 s.f. @ 2.00	6,862	
		8,792	
		22,792	\$22,800

## MARKET COMPARISON:

Sales Most Comparable	None		
	3,438 s.f. @ \$ 6.50	\$ 22,347	22,300

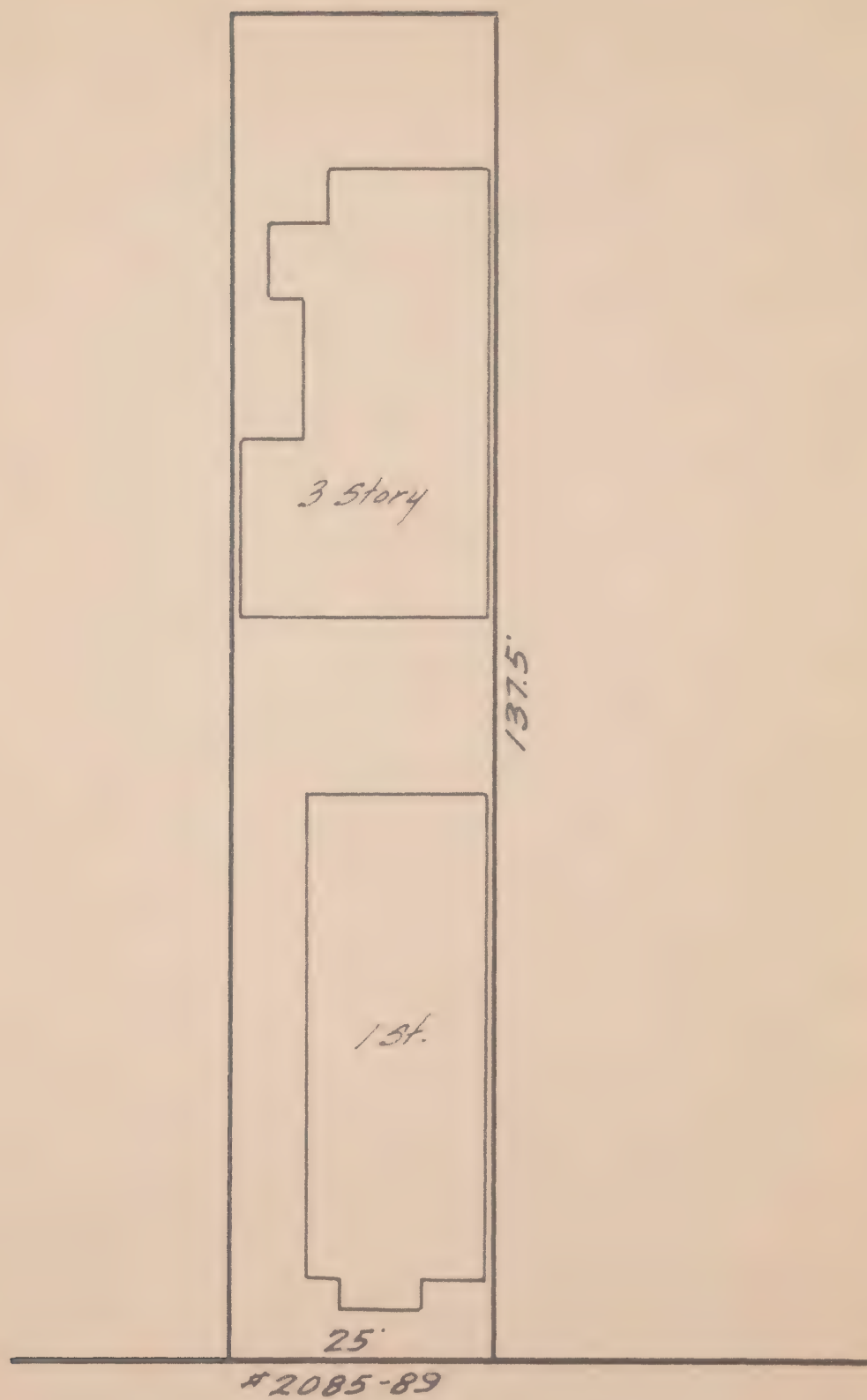
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
(1) 5 rms.	\$ 60	\$	\$ 70	
(2) 1-5 rm.	80		70	
1-5 rm. Owner			70	
1-5 rm.	55		70	
			280 x 80	22,400

LAND	\$ 14,000
IMPROVEMENTS	8,500

MARKET VALUE OF PROPERTY \$ 22,500





ELLIS STREET









# APPRAISAL

30-9

OWNER: Peter Rasmussen  
PROPERTY ADDRESS: 2083 Ellis

PARCEL NO. 1126-22  
DATE ACQ: 7-31-58

OWNER'S ADDRESS: 2083 Ellis

IRS: \$9.35  
CONSID: \$8,500 Ind.  
BEST USE: Apt.

ZONING: R-3 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,320.00  
Imps. 300.00  
\$ 1,620.00

TAXES: \$ 57.76

LAND: DIMENSION 25 x 137.5 = 3,438

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 +

1 st. fr. 4 rm. single family dwelling.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07+	\$ 14,000
Improvements	1,270 s.f. @ 1.00	1,270
		<u>15,270</u>

\$15,300

## MARKET COMPARISON:

Sales Most Comparable 677-33; 662-9  
3,438 s.f. @ \$ 4.50

\$ 15,471

15,500

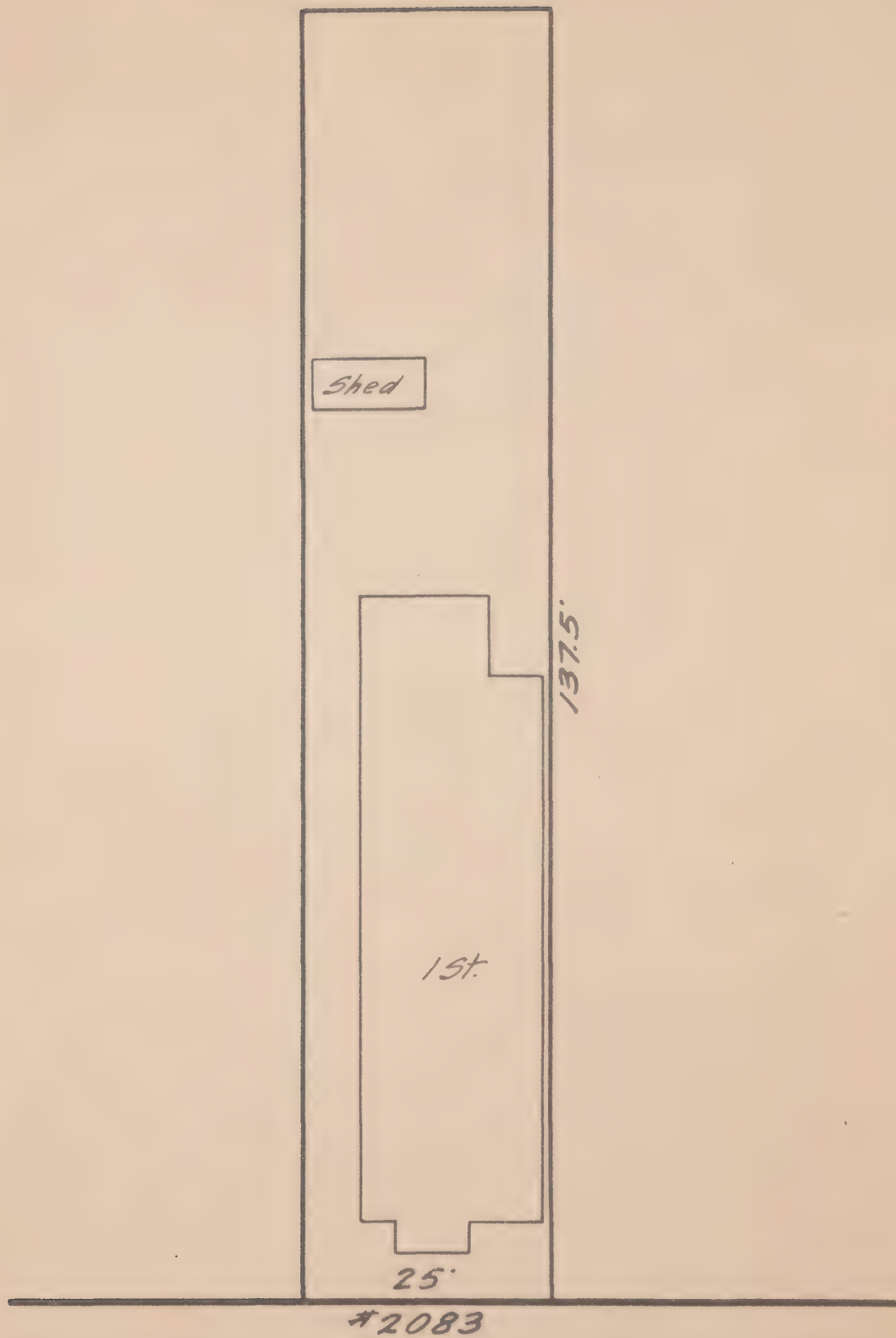
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 14,000
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 15,000





ELLIS STREET









# APPRAISAL

70-8

OWNER: Jim Burnham et ux  
PROPERTY ADDRESS: 2075-77 Ellis

PARCEL NO. 1126-23  
DATE ACQ: 4-6-55

OWNER'S ADDRESS: 2075 Ellis

IRS: \$5.50  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,725.00  
Imps. 1,650.00  
\$ 3,375.00

TAXES: \$ 280.46

LAND: DIMENSION Irregular = 4,532

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 55 ±

2 st. fr. str. with full bsmt. and 5 rm. flat on 1st flr. and  
6 rm. flat on 2nd flr.  
Fr. garage - no value.

## SUMMATION APPROACH:

Rounded to

Land	4,532 s.f. @ \$3.97±	\$ 18,000
Improvements	4,803 s.f. (sustaining value)	1,000
		<u>19,000</u>

\$19,000

## MARKET COMPARISON:

Sales Most Comparable 730-31; 795-14  
4,532 s.f. @ \$ 4.20

\$ 19,034

19,000

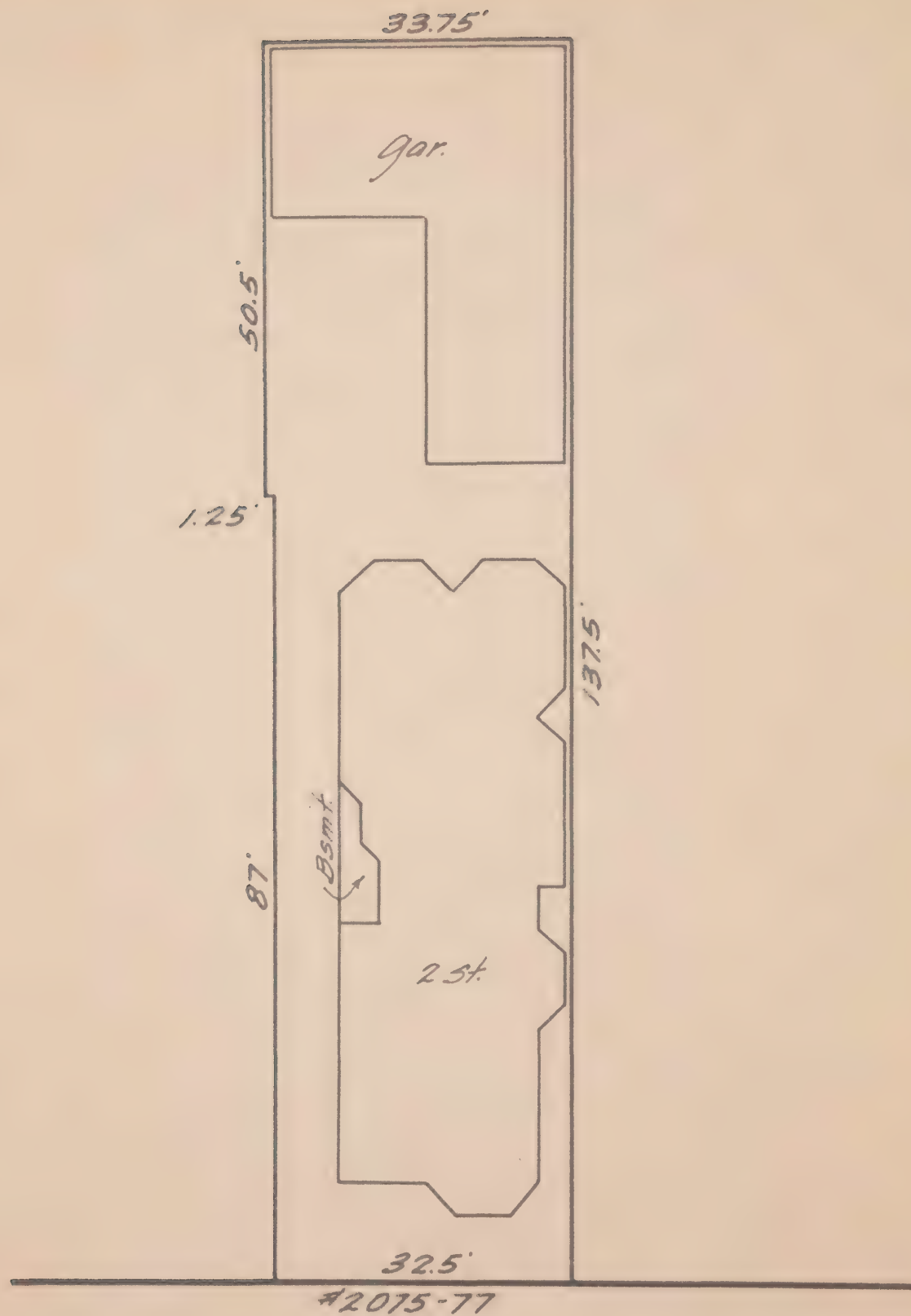
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5 rm.	70		80
1-6 rm.	Owner		90
			<u>170</u> x 110
			18,700

LAND	\$ 18,000
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 19,000













# APPRAISAL

30-7

OWNER: Luis Arnold  
 PROPERTY ADDRESS: 2067 Ellis (23A)  
 2061 Ellis (24)

PARCEL NO. 1126-23A, -24  
 DATE ACQ: 4-25-61

OWNER'S ADDRESS: Unknown

IRS: \$11; \$17.60  
 CONSID: \$26,000 Ind.

ZONING: R-3

PRESENT USE: Single family

BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,760.00  
 Imps. 750.00  
 \$ 3,510.00

TAXES: \$ 291.68

LAND: DIMENSION Irregular = 7,156

s.f.

IMPROVEMENTS: Condition Poor/Fair

Effective Age 60 ±

- (1) 1 st. fr. 4 rm. single family dwelling with stg. bsmt.
- (2) 1 st. fr. 6 rm. single family dwelling with stg. bsmt.

## SUMMATION APPROACH:

Rounded to

Land 7,156 s.f. @ \$3.98± \$ 28,500  
 Improvements No value -

\$28,500

## MARKET COMPARISON:

Sales Most Comparable 1101-22  
 s.f. @ \$

\$

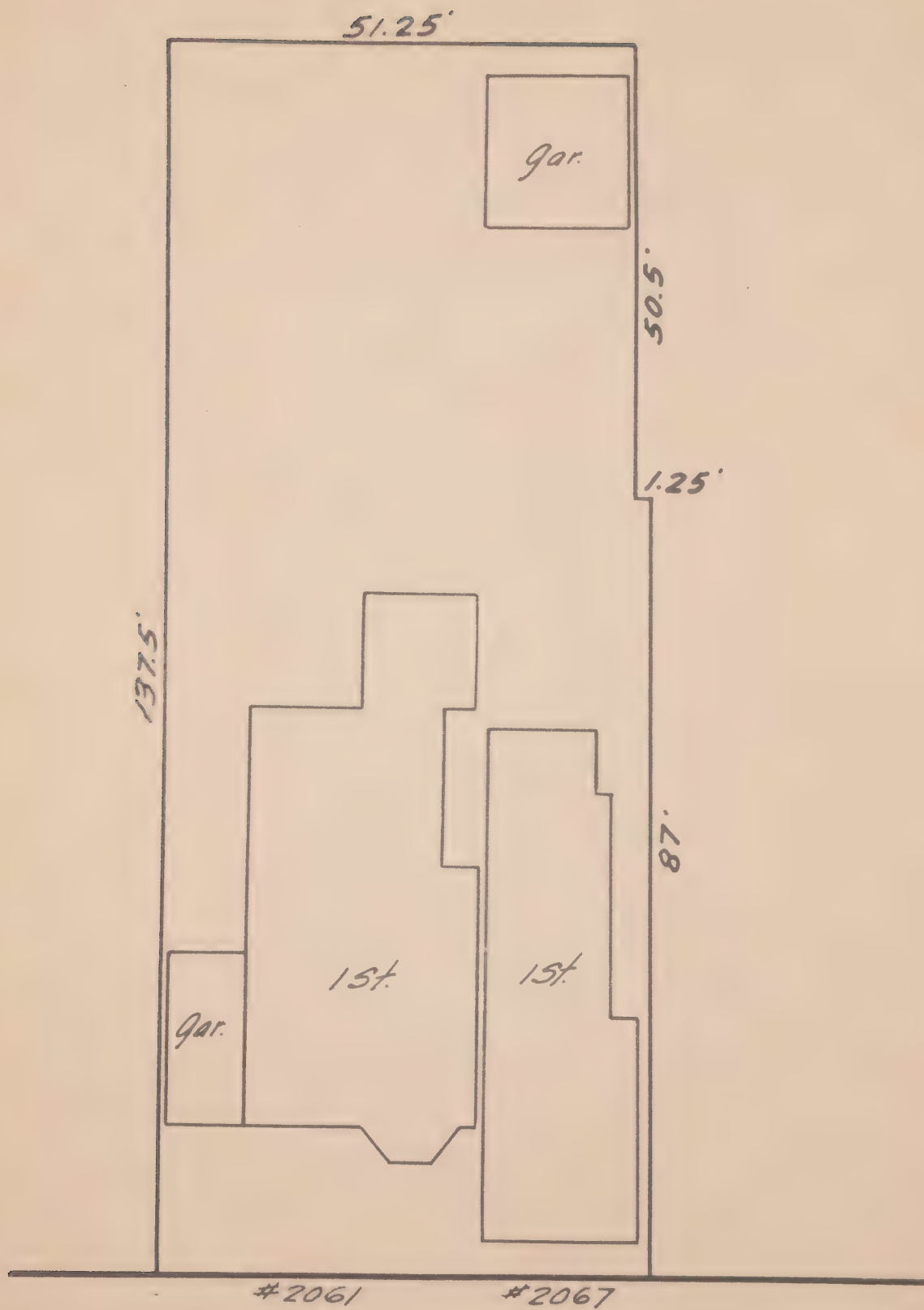
## INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND \$ 28,500  
 IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 28,500





ELLIS STREET









# APPRAISAL

30-6

OWNER: Earl Alfred  
PROPERTY ADDRESS: 2053-55 Ellis

PARCEL NO. 1126-25  
DATE ACQ: 2-9-60

OWNER'S ADDRESS: 2055 Ellis

IRS: \$9.90  
CONSID: \$17,500  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,320.00  
Imps. 800.00  
\$ 2,120.00

TAXES: \$ 176.18

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. fr. str. with full bsmt. and 5 rm. flats ea. on 1st and 2nd flrs.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07±	\$ 14,000	
Improvements	3,490 s.f. @ 1.25	4,363	
		<u>18,363</u>	\$18,400

## MARKET COMPARISON:

Sales Most Comparable	1126-25		
	3,438 s.f. @ \$ 5.25	\$ 18,050	18,100

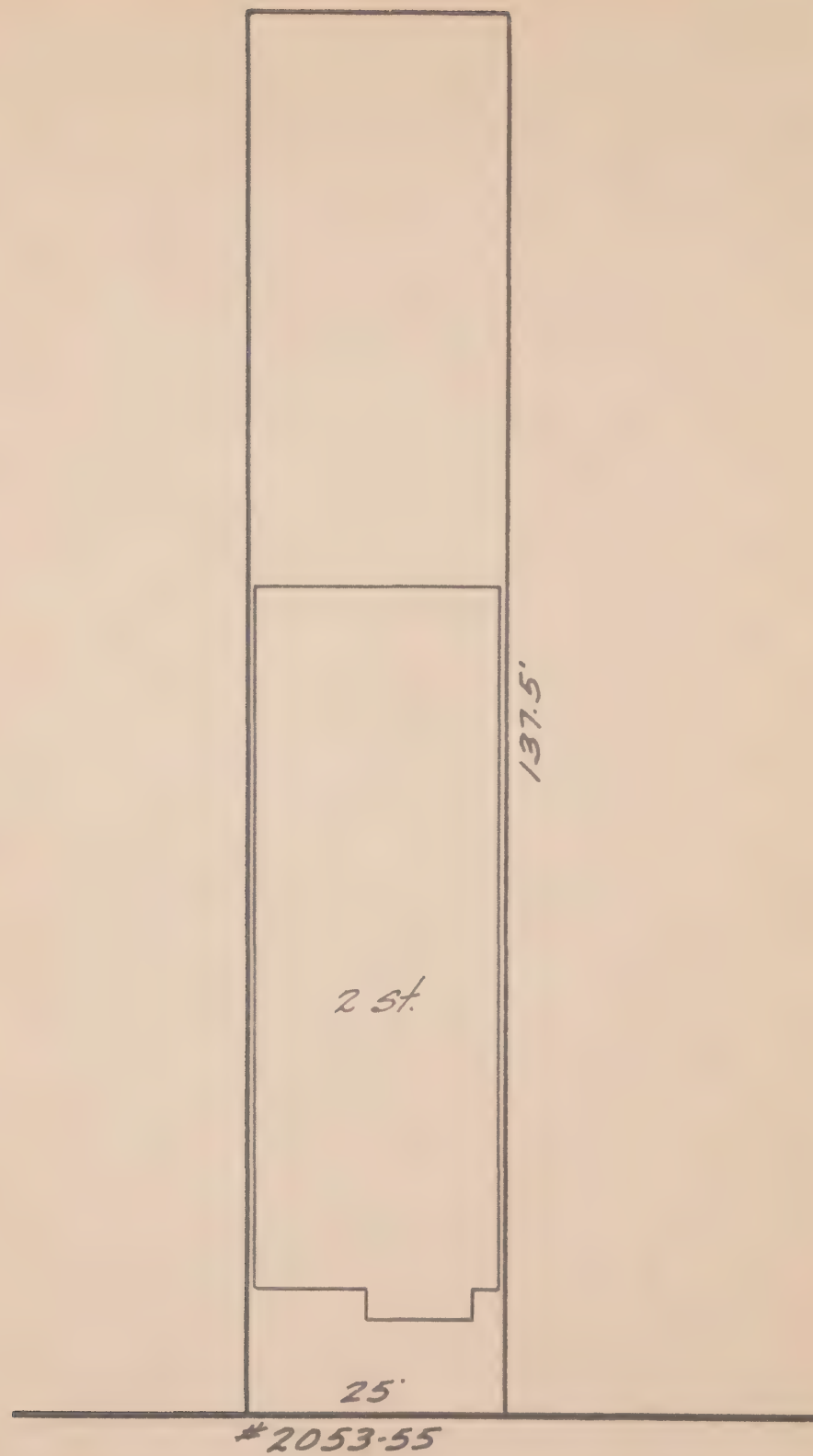
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		75	
1-5 rm.	50		75	
			<u>150</u> x 120	18,000

LAND	\$ 14,000
IMPROVEMENTS	4,000
	<u>18,000</u>

MARKET VALUE OF PROPERTY \$ 18,000





ELLIS STREET









# APPRAISAL

30.5

OWNER: Celeste Hanna  
PROPERTY ADDRESS: 2049-51 Ellis

PARCEL NO. 1126-26  
DATE ACQ: 12-26-52

OWNER'S ADDRESS: 2049 Ellis

IRS: \$8.25  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3      PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,190.00  
                             Imps. 1,500.00  
                             \$ 2,690.00

TAXES: \$ 223.54

LAND: DIMENSION 22.5 x 137.5 = 3,094 s.f.

IMPROVEMENTS: Condition Poor      Effective Age 65 ±

2 st. fr. str. with stg. bsmt. and gar. 1-4 rm. flat on 1st flr.  
and 1-5 rm. flat on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	3,094 s.f. @ \$4.04+	\$ 12,500	
Improvements	3,242 s.f. @ 1.75	5,674	
		<u>18,174</u>	\$18,200

## MARKET COMPARISON:

Sales Most Comparable	1126-25; 1100-25		
	3,094 s.f. @ \$ 5.65	\$ 17,481	17,500

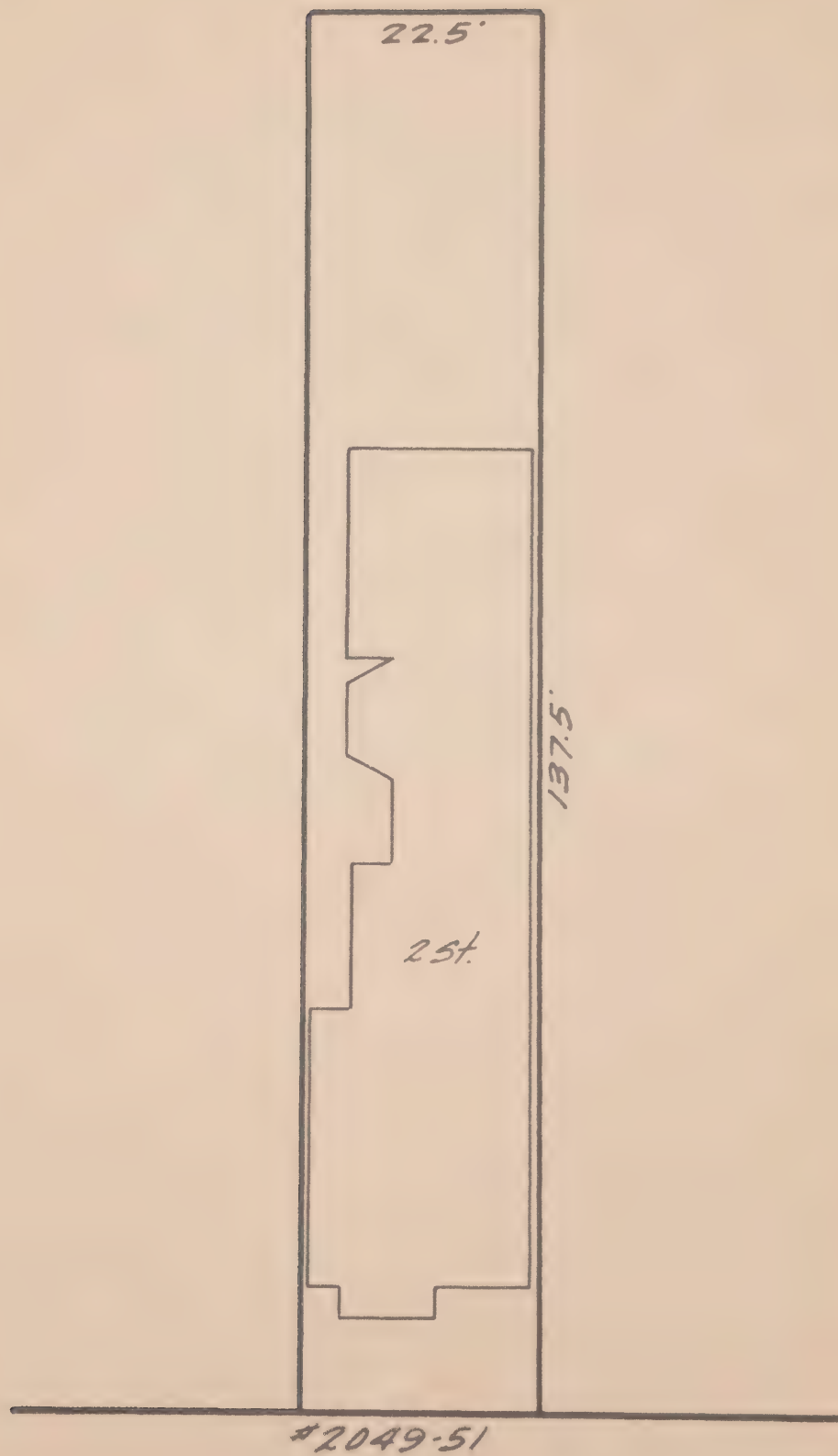
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	100		70	
1-5 rm.	75		75	
			<u>145</u> x 120	17,400

LAND	\$ 12,500
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 17,500





ELLIS

STREET









# APPRAISAL

OWNER: James Christian et ux  
PROPERTY ADDRESS: 2043-45 Ellis

PARCEL NO. 1126-26A  
DATE ACQ: 5-24-51

OWNER'S ADDRESS: 2043 Ellis

IRS: \$2.20  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,190.00  
Imps. 1,500.00  
\$ 2,690.00

TAXES: \$ 223.54

LAND: DIMENSION 22.5 x 137.5 = 3,094 s. f.

IMPROVEMENTS: Condition Poor Effective Age 65 +

2 st. fr. str. with stg. bsmt. and gar. and 7 rms. ea. on 1st and 2nd flrs.

## SUMMATION APPROACH:

Rounded to

Land	3,094 s.f. @ \$4.04+	\$ 12,500	
Improvements	3,242 s.f. @ 1.75	5,674	
		<u>18,174</u>	\$18,200

## MARKET COMPARISON:

Sales Most Comparable	1126-25; 1100-25; 674-8		
	3,094 s.f. @ \$ 5.65	\$ 17,481	17,500

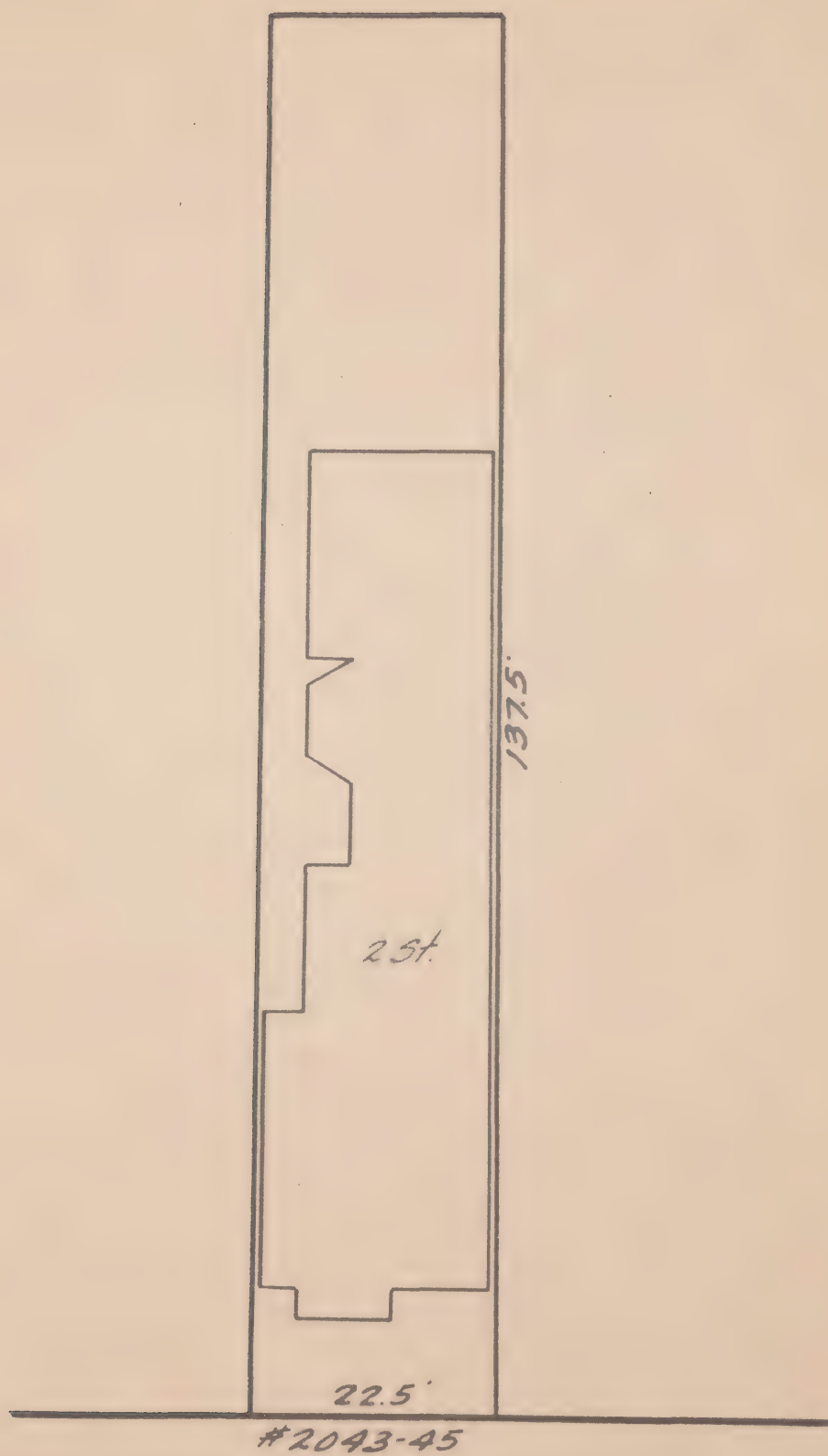
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7 rm.	Owner		80	
1-7 rm.	75		80	
			<u>160</u> x 110	17,600

LAND	\$ 12,500
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 17,500













# APPRAISAL

30-3

OWNER: Samuel H. Mason et ux  
PROPERTY ADDRESS: 2039 Ellis

PARCEL NO. 1126-27  
DATE ACQ: 2-21-56

OWNER'S ADDRESS: 2039 Ellis

IRS: \$13.20

ZONING: R-3

PRESENT USE: Single family

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,380.00  
Imps. 750.00  
\$ 3,130.00

TAXES: \$ 184.06

LAND: DIMENSION 45 x 137.5 = 6,188

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

1 st. fr. str. with 1-3 rm. apt. and 4-2 rm. apts. Fr. garage.

## SUMMATION APPROACH:

Rounded to

Land 6,188 s.f. @ \$4.04± \$ 25,000  
Improvements No value -

\$25,000

## MARKET COMPARISON:

Sales Most Comparable

6,188 s.f. @ \$ 4.04

\$

25,000

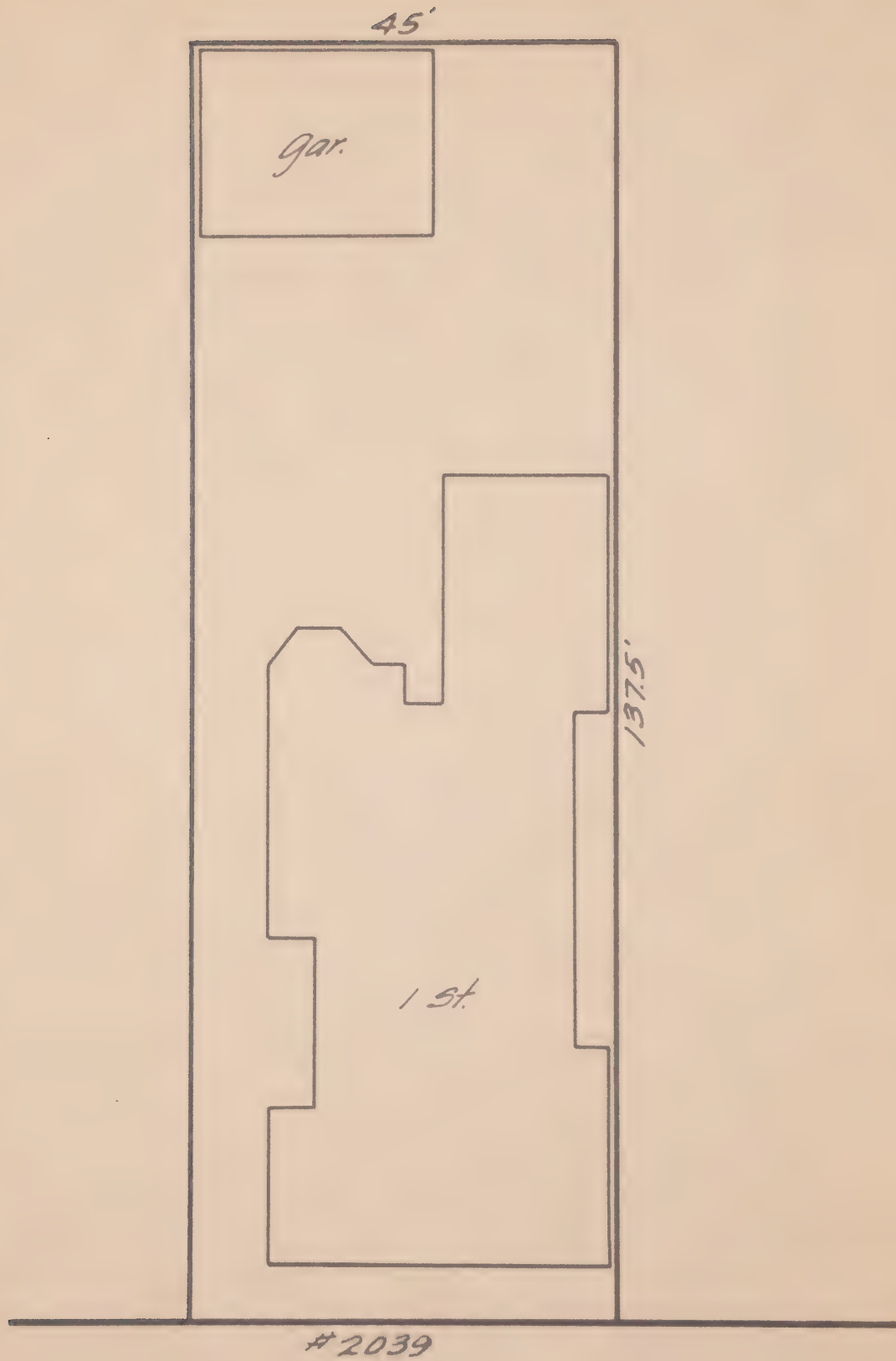
## INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$	
1-3 rm.	60		60	
4-2 rm.	45		180	
			240	x 100
				24,000

LAND \$ 25,000  
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 25,000





ELLIS

STREET









# APPRAISAL

30-2

OWNER: Eleanor Henneberry et al  
PROPERTY ADDRESS: 2029 Ellis

PARCEL NO. 1126-28  
DATE ACQ: 6-8-61

OWNER'S ADDRESS: 2029 Ellis

IRS: \$13.20

ZONING: R-3

PRESENT USE: Single family

CONSID: \$14,000

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,850.00  
Imps. 300.00  
\$ 2,150.00

TAXES: \$ 178.66

LAND: DIMENSION 35 x 137.5 = 4,813

s.f.

IMPROVEMENTS: Condition Poor/Fair

Effective Age 60 ±

1 st. fr. 4 rm. single family dwelling with bsmt.

## SUMMATION APPROACH:

Rounded to

Land	4,813 s.f. @ \$4.05±	\$ 19,500
Improvements	No value	-
		<u>\$19,500</u>

## MARKET COMPARISON:

Sales Most Comparable 771-1

4,813 s.f. @ \$ 4.05

\$

19,500

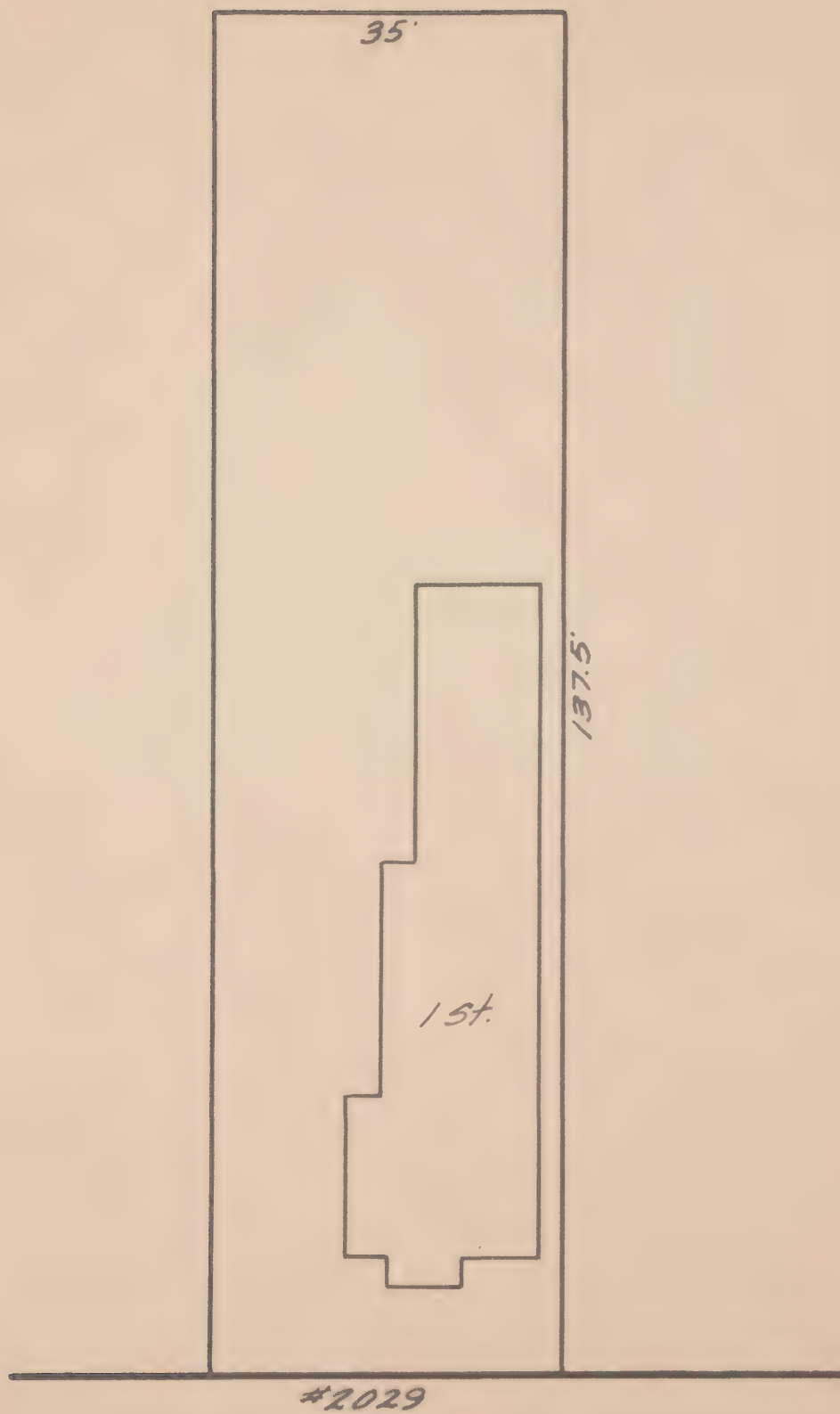
## INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 19,500
IMPROVEMENTS	-

MARKET VALUE OF PROPERTY \$ 19,500





ELLIS STREET









# APPRAISAL

30-11

OWNER: Marshall N. Israel et ux  
PROPERTY ADDRESS: 2091-95 Ellis

PARCEL NO. 1126-30  
DATE ACQ: 11-13-61

OWNER'S ADDRESS: 2091 Ellis

IRS: \$49.50  
CONSID: \$45,000 Ind.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,195.00  
Imps. 2,900.00  
\$ 5,095.00

TAXES: \$ 423.40

LAND: DIMENSION 37.5 x 67.5 = 2,531 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

3 st. fr. str. with 2-4 rm. units on 1st flr., 2-5 rm. units on 2nd flr. and 2-4 rm. units on 3rd flr.

## SUMMATION APPROACH:

Rounded to

Land	2,531 s.f. @ \$4.97±	\$ 12,500	
Improvements	5,783 s.f. @ 5.60	32,385	
		<u>44,885</u>	\$44,900

## MARKET COMPARISON:

Sales Most Comparable	1126-30; 729-9		
	2,531 s.f. @ \$ 18.00	\$ 45,558	45,600

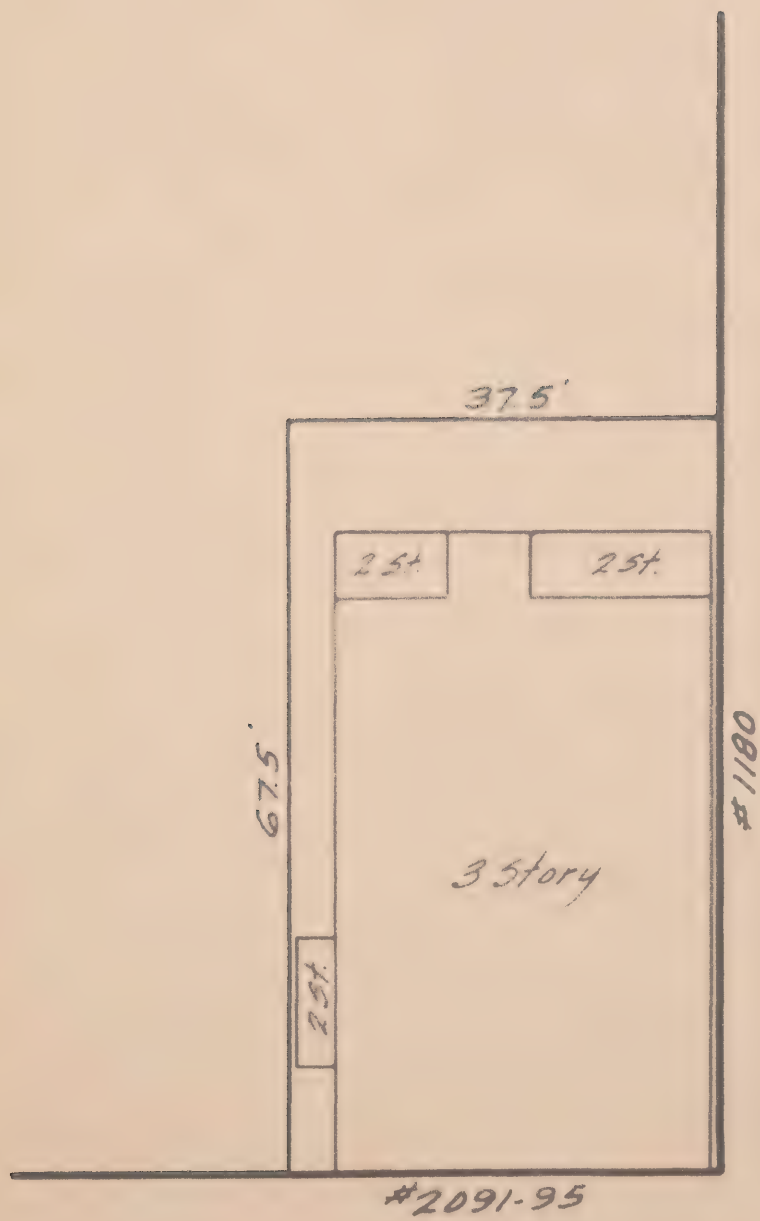
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rm.	100	80	160	
2-5 rm.	90	90	180	
2-4 rm.	80	80	160	
			<u>500</u> x 90	45,000

LAND	\$ 12,500
IMPROVEMENTS	<u>32,500</u>

MARKET VALUE OF PROPERTY \$ 45,000





BRODERICK STREET

ELLIS STREET





BLOCK 1127



BOOK 1157

	NAME	LAND	IMPS	TOTAL
-1	Wong Bo	\$ 28,000	\$ 13,000	\$ 41,000
-1A	Elizabeth Ross	12,000	4,500	16,500
-5	Gus Griffin	10,000	7,000	17,000
-2A	Susie Brooks	10,000	7,000	17,000
-3	Bertha Thomas	11,500	6,500	18,000
-5 4	Elias Bowie	11,500	7,500	19,000
-6	Sadie M. Cohn	22,500	7,500	30,000
-6	Roman Catholic Archbishop of San Francisco	11,000	8,500	19,500
-7	" " "	15,500	7,500	23,000
-7	" " "	16,500	2,000	18,500
-11	" " "	16,500	2,000	18,500
-12	Leona Conley	8,500	6,500	15,000
-13	David R. Demmings	8,500	9,500	18,000
-14	Opal E. Henry	8,500	7,000	15,500
-15	Cal Pac Title Ins. Co.	11,500	22,500	34,000
-16	Yaichiro Oyama	9,200	2,800	12,000
-17	Marcel Arhancet	9,200	11,800	21,000
-18	J.B. Place	15,500	9,500	25,000
-19	James H. Jones et ux	12,000	15,000	27,000
-20	Barbara Parent	24,000	5,000	29,000
-21	Ben Deutsch	20,000	50,000	70,000
-22	Edward A. Parker	13,500	7,500	21,000
-23	Vernie Duffy	13,000	9,500	22,500
-24	Heirs & Devisees of Est. of Helen Mims	13,000	6,000	19,000
-25	Albert L. Winslow	14,000	6,000	20,000
-25A	John White	14,000	6,000	20,000
-26	Edith M. Davin	14,000	6,500	20,500
-27	Roland Stelling	14,000	4,500	18,500



BLOCK 1127 Cont.

	NAME	LAND	IMPS	TOTAL
-28	Eugene Britton	\$ 14,000	\$ 19,500	\$ 19,500
-29	May Kwock Jung	15,000	8,000	23,000
-13	Roman Catholic Archbishop of San Francisco	32,000	103,000	135,000
		<hr/>	<hr/>	<hr/>
		\$431,900	\$373,100	\$805,000









# APPRAISAL

OWNER: Wong Bo et al  
PROPERTY ADDRESS: 1219-23 Scott

PARCEL NO. 1127-1  
DATE ACQ: 2-1-46

OWNER'S ADDRESS: 1907 Ellis

IRS: \$18.70

ZONING: R-3

PRESENT USE: Com. & apts.

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,970.00  
Imps. 4,200.00  
\$ 8,170.00

TAXES: \$ 678.92

LAND: DIMENSION Irregular = 5,614 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

1) 2 st. fr. bldg. with laundry on 1st flr. and stg. on 2nd flr.  
1 st. att. shed.

2) 2 st. fr. bldg. with store on street flr. and 2-4 rm. apt. on  
2nd flr.

3) 2 st. fr. bldg. with a 3-rm. apt. on street flr. and a 4-rm. apt.  
on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	5,614 s.f. @ \$4.99±	\$ 28,000
Improvements (1)	3,919 s.f. @ 1.00	\$3,919
(2)	2,966 s.f. @ 2.00	5,932
(3)	1,800 s.f. @ 2.50	4,500
		<u>14,351</u>
		42,351

\$42,400

## MARKET COMPARISON:

Sales Most Comparable None

5,614 s.f. @ \$ 7.25

\$ 40,702

40,700

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(1) Owner			150
(2) Store	120		120
2-4 rm.	45	55	110
(3) 1-3 rm. Owner			45
1-4 rm.	60		55
			<u>480</u> x 85
			40,800

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$48,100.

LAND	\$ 28,000
IMPROVEMENTS	13,000

MARKET VALUE OF PROPERTY \$ 41,000



PARCEL NO: 1127-1

EQUIPMENT

1219-23 Scott St. - 1907 Ellis St. - V. Henry Laundry

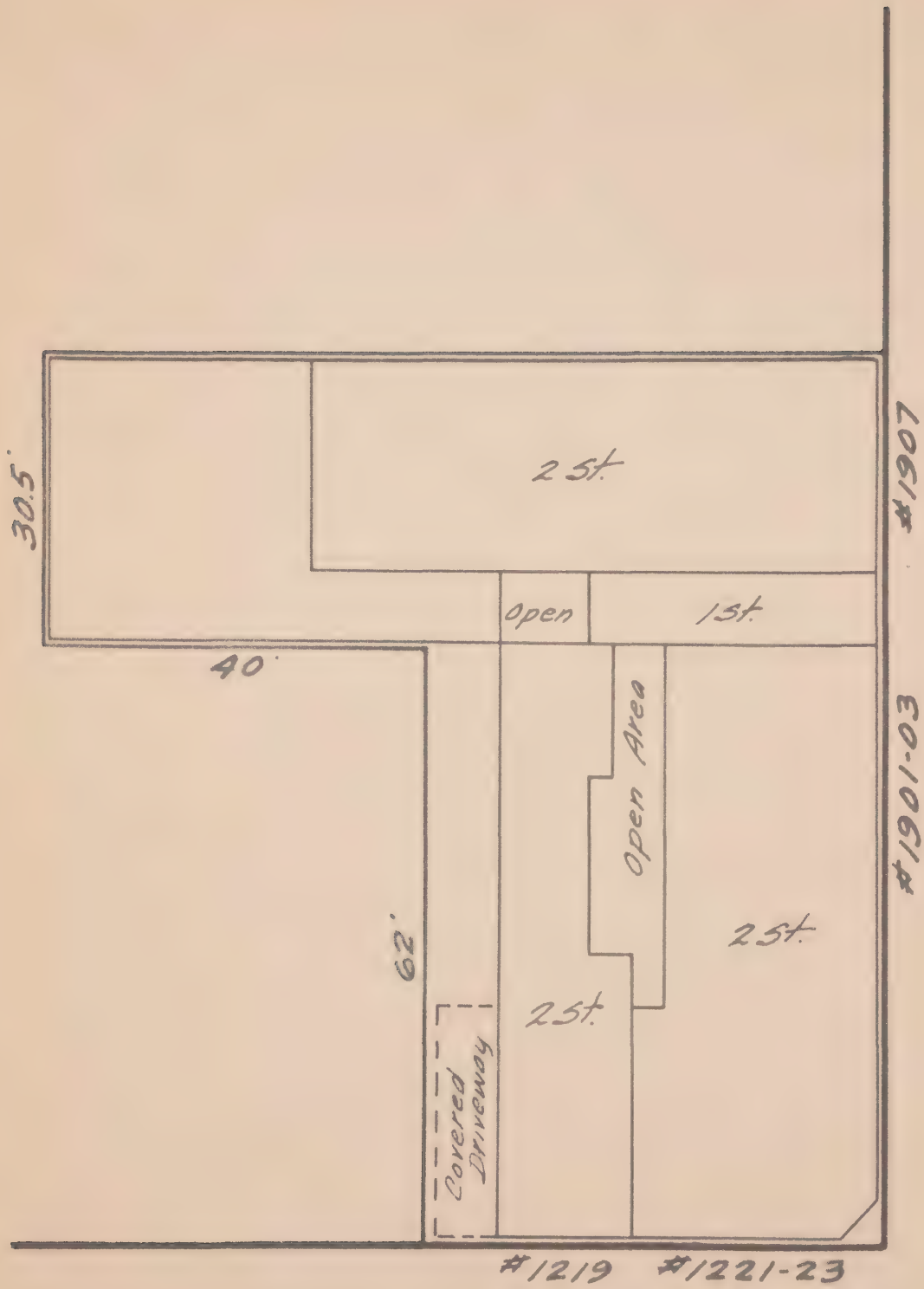
Item of laundry equipment:

2 boilers, 4 washers, 1 Formatic shirt unit, Ajax shirt unit, 3 press units, 2 extractors, air compressors, dryers, presses, marking tables, wiring, piping and related equipment . . . . .

\$48,100













# APPRAISAL

31-27

OWNER: Elizabeth Ross et al  
PROPERTY ADDRESS: 1217 Scott

PARCEL NO. 1127-1A  
DATE ACQ: 2-11-46

OWNER'S ADDRESS: 1217 Scott U & L 4151

IRS: No  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,450.00  
Imps. 750.00  
\$ 2,200.00

TAXES: \$ 182.82

LAND: DIMENSION 40 x 62 = 2,480 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

1 st. fr. str. with ground level gar. and stg. A single family dwelling with 4 rms. There is an att. gar. also.

## SUMMATION APPROACH:

Rounded to

Land	2,480 s.f. @ \$4.84±	\$ 12,000	
Improvements	893 s.f. @ 3.80	\$3,393	
	Bsmt. gar. & stg.	500	
	Att. gar.	500	
		4,393	
		16,393	\$16,400

## MARKET COMPARISON:

Sales Most Comparable	803-24; 804-27; 1154-25		
	2,480 s.f. @ \$ 6.65	\$ 16,492	16,500

## INCOME APPROACH: Not applicable

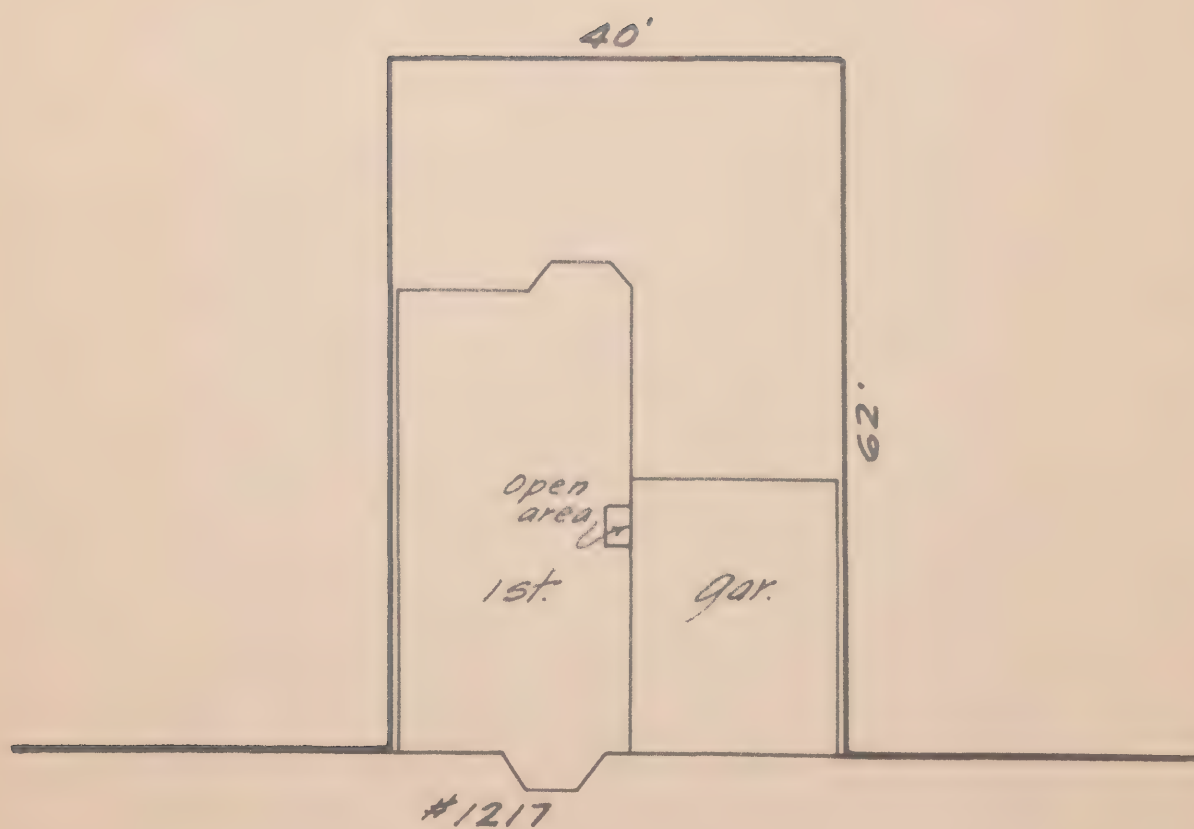
Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 12,000
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 16,500







SCOTT STREET







# APPRAISAL

31-26

OWNER: Gus Griffin et ux  
PROPERTY ADDRESS: 1215 Scott

PARCEL NO. 1127-2  
DATE ACQ: 8-4-47

OWNER'S ADDRESS: 1215B Scott

IRS: \$4.95  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3      PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,090.00  
Imps. 1,500.00  
\$ 2,590.00

TAXES: \$ 215.22

LAND: DIMENSION 25 x 92.5 = 2,313 s. f.

IMPROVEMENTS: Condition Very poor      Effective Age 70 ±

2 st. fr. str. with bsmt. apt. and 1-3 rm. flat on ea. flr. The bsmt. apt. has 7' wall height.

## SUMMATION APPROACH:

Rounded to

Land	2,313 s. f. @ \$4.32+	\$ 10,000	
Improvements	2,249 s. f. @ 3.20	7,197	
		17,197	\$17,200

## MARKET COMPARISON:

Sales Most Comparable	730-2; 1126-25; 1100-25		
	2,313 s. f. @ \$ 7.40	\$ 17,116	17,100

## INCOME APPROACH:

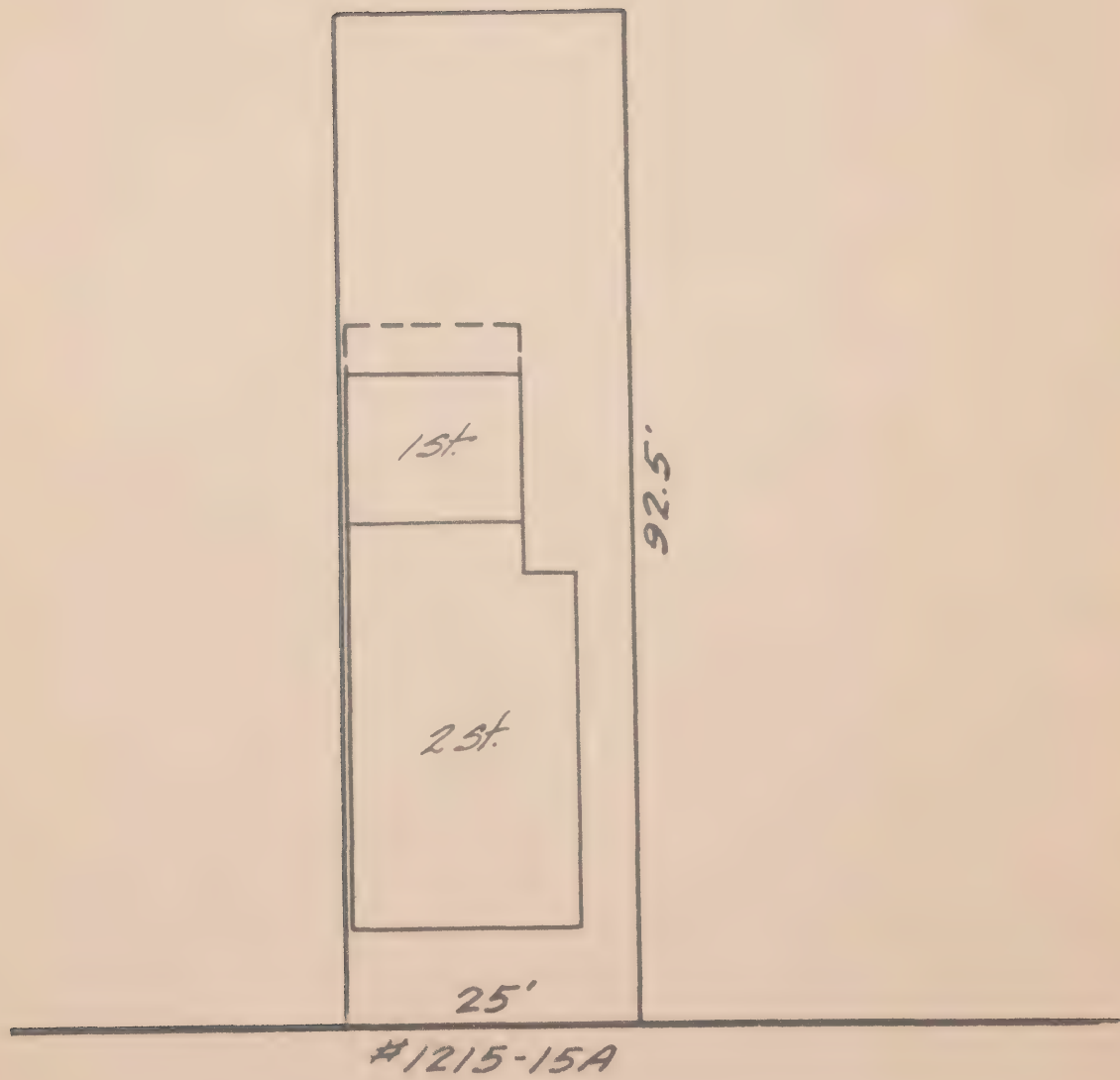
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. apt.	50		50	
1-3 rm.	Owner		65	
1-3 rm.	45		65	
			180	x 95
				17,100

LAND	\$ 10,000
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 17,000







SCOTT STREET







# APPRAISAL

OWNER: Susie Brooks et al  
PROPERTY ADDRESS: 1213 Scott

PARCEL NO. 1127-2A  
DATE ACQ: 8-4-47

OWNER'S ADDRESS: 1213B Scott

IRS: \$4.95  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,090.00  
Imps. 1,500.00  
\$ 2,590.00

TAXES: \$ 215.22

LAND: DIMENSION 25 x 92.5 = 2,313

s. f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

2 st. fr. str. with bsmt. apt. and 1-3 rm. flat on ea. flr.  
The bsmt. apt. has 7' wall height.

## SUMMATION APPROACH:

Rounded to

Land	2,313 s.f. @ \$4.32+	\$ 10,000
Improvements	2,249 s.f. @ 3.20	7,197
		<u>17,197</u>

\$17,200

## MARKET COMPARISON:

Sales Most Comparable 730-2; 1126-25; 1100-25  
2,313 s.f. @ \$ 7.40

\$ 17,116

17,100

## INCOME APPROACH:

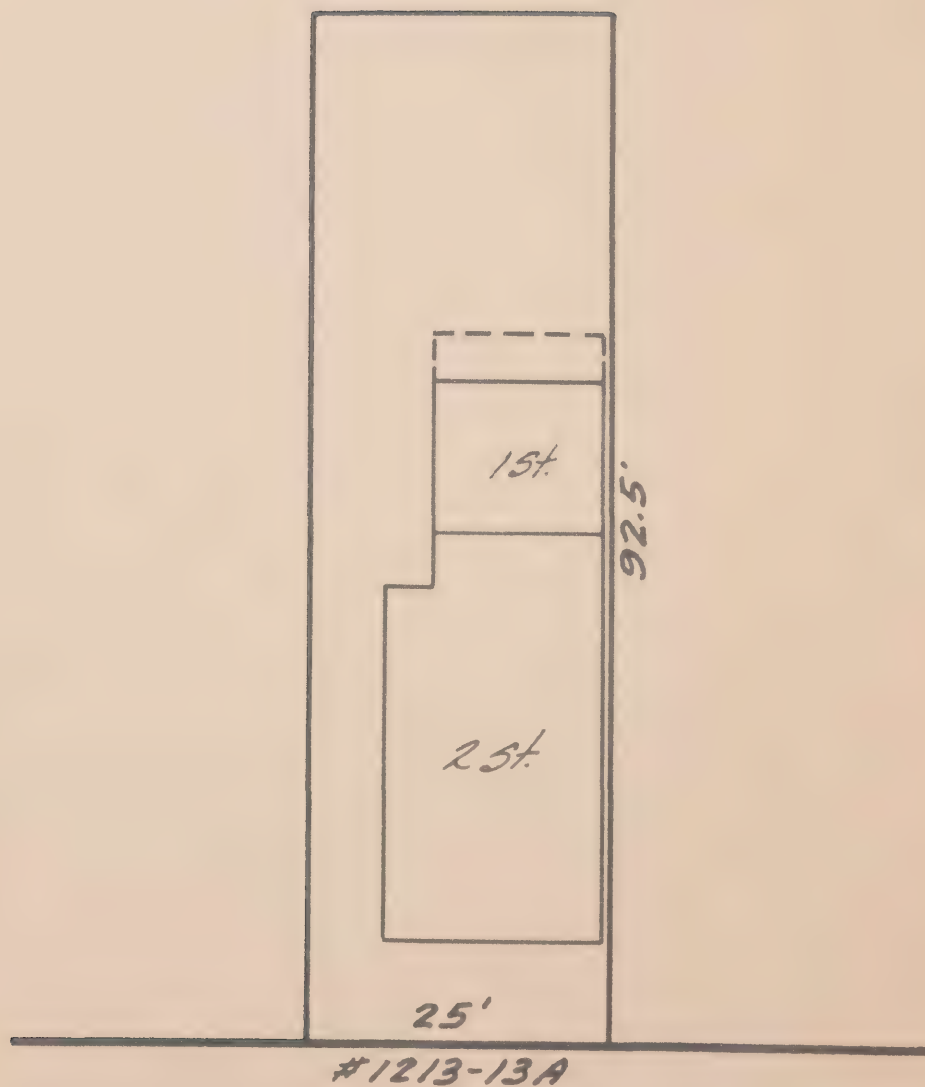
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. apt.	55		50
1-3 rm.	Owner		65
1-3 rm.	50		65
			<u>180 x 95</u>
			17,100

LAND	\$ 10,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 17,000







SCOTT STREET







# APPRAISAL

OWNER: Bertha Thomas Spevy  
PROPERTY ADDRESS: 1211 Scott

PARCEL NO. 1127-3  
DATE ACQ: 9-29-59

OWNER'S ADDRESS: 612 Broderick

IRS: \$8.25  
CONSID: \$17,070  
BEST USE: Same

ZONING: R-3

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,190.00  
Imps. 1,800.00  
\$ 2,990.00

TAXES: \$ 248.46

LAND: DIMENSION 22.917 x 115 = 2,635 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. str. with ground level store and stg. There is a 1-4 rm. flat on 1st flr. and 1-5 rm. on the 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	2,635 s.f. @ \$4.36+	\$ 11,500	
Improvements	1,948 s.f. @ 3.40	6,623	
		<u>18,123</u>	\$18,100

## MARKET COMPARISON:

Sales Most Comparable 730-2; 1126-25; 1100-25  
2,635 s.f. @ \$ 6.90 \$ 18,182 18,200

## INCOME APPROACH:

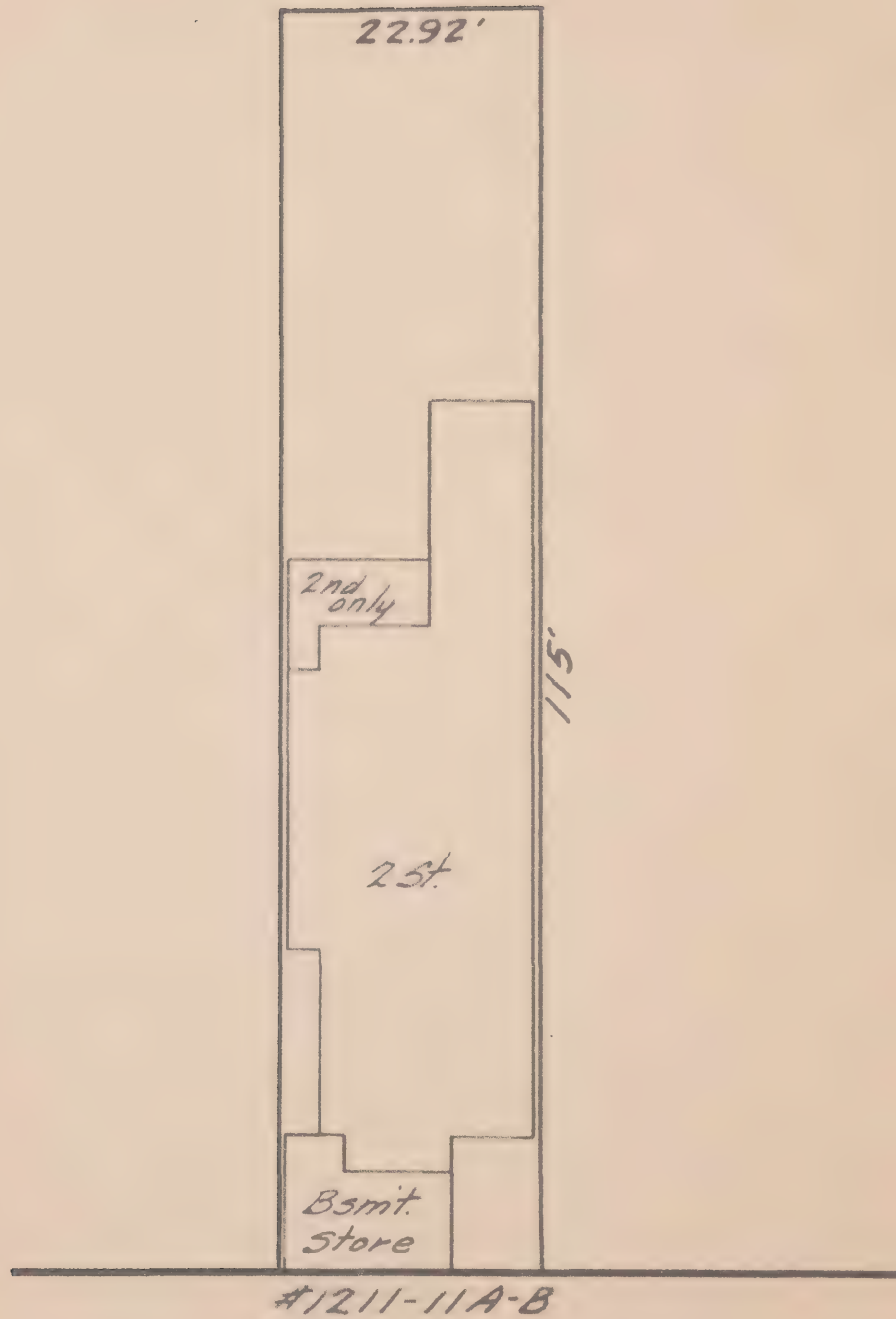
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		65	
1-4 rm.	"		70	
1-5 rm.	80		80	
			<u>215</u> x 85 =	
			18,275	18,300

LAND	\$ 11,500
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 18,000







SCOTT STREET







# APPRAISAL

OWNER: Elias Bowie  
PROPERTY ADDRESS: 1209 Scott

PARCEL NO. 1127-4  
DATE ACQ: 11-23-53

OWNER'S ADDRESS: Unknown

IRS: \$7.15  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,090.00  
Imps. 750.00  
\$ 1,840.00

TAXES: \$ 152.90

LAND: DIMENSION 223917 x 115 = 2,635 s.f.

IMPROVEMENTS: Condition Good Effective Age 70 ±

2 st. fr. str. with bsmt. gar. and stg. There is a 1-3 rm. flat on 1st flr. and 1-4 rm. flat on 2nd flr. Exterior of bldg. has just been painted.

## SUMMATION APPROACH:

Rounded to

Land	2,635 s.f. @ \$4.36±	\$ 11,500	
Improvements	2,088 s.f. @ 3.50	\$7,308	
Garage		500	
		<u>7,808</u>	
		19,308	\$19,300

## MARKET COMPARISON:

Sales Most Comparable	797-5; 730-2; 1126-25		
	2,635 s.f. @ \$ 7.20	\$ 18,972	19,000

## INCOME APPROACH:

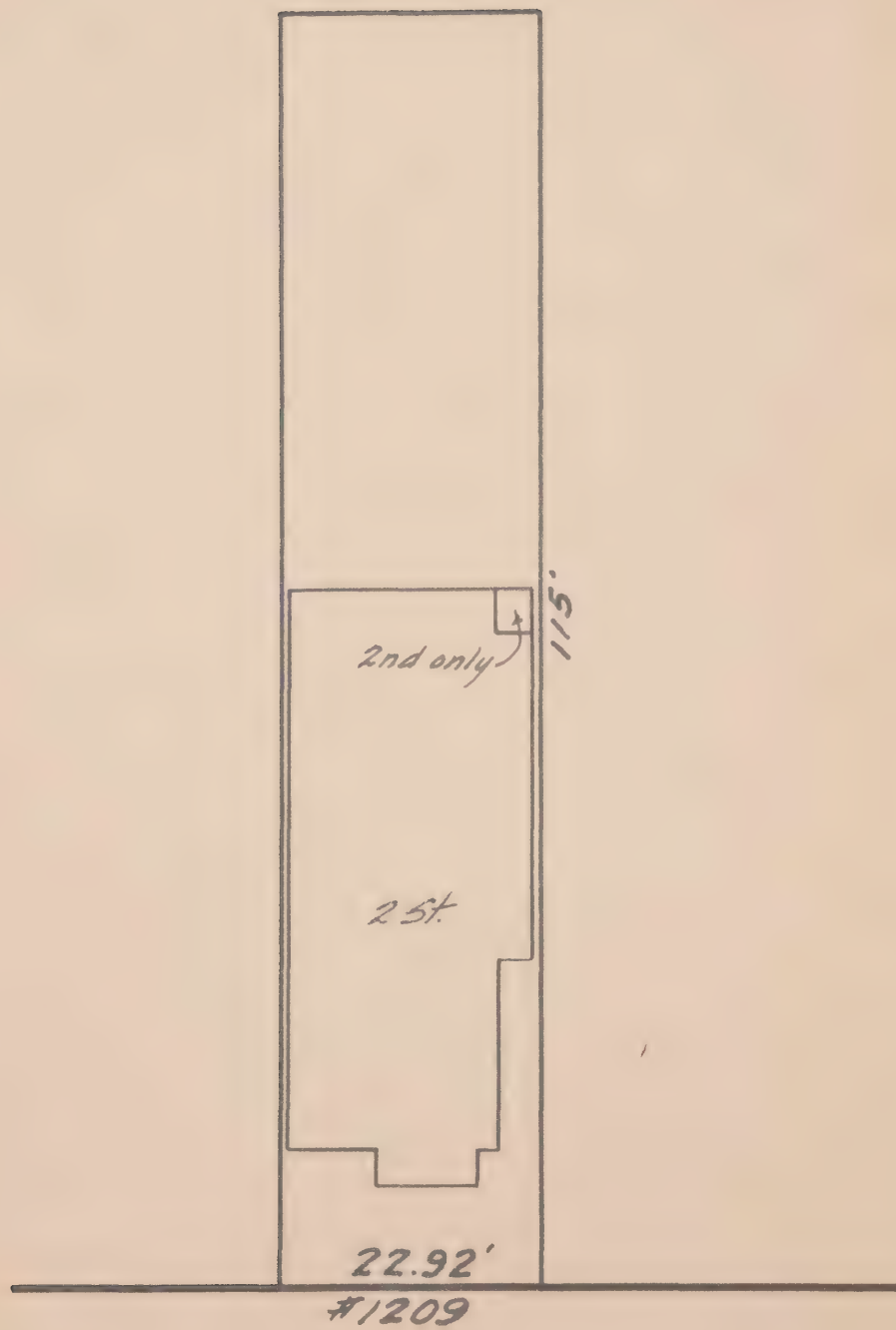
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	Owner		75	
1-4 rm.	75		90	
1-gar.	Owner		8	
			<u>173</u>	
			x 110 =	
			19,030	19,000

LAND	\$ 11,500
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 19,000







SCOTT STREET







# APPRAISAL

37-21 ptn  
see  
prior

OWNER: Roman Catholic Archbishop of S.F.

PARCEL NO. 1127-6

PROPERTY ADDRESS: 1810-12 Eddy

DATE ACQ: 3-31-58 &

OWNER'S ADDRESS: 1824 Eddy

IRS: -

CONSID: N.S.

ZONING: R-3

PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,200.00  
Imps. 800.00  
\$ 2,000.00

TAXES: \$ 166.20

LAND: DIMENSION 27.5 x 91.67 = 2,521 s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with bsmt. store, apts., and storage. There is one flat on ea. of the 1st and 2nd flrs. Held as plottage.

## SUMMATION APPROACH:

Rounded to

Land	2,521 s.f. @ \$4.36+	\$ 11,000	
Improvements	4,832 s.f. @ 1.80	8,698	
		<u>19,698</u>	\$19,700

## MARKET COMPARISON:

Sales Most Comparable	1126-29; 730-2		
	2,521 s.f. @ \$ 7.70	\$ 19,412	19,400

## INCOME APPROACH:

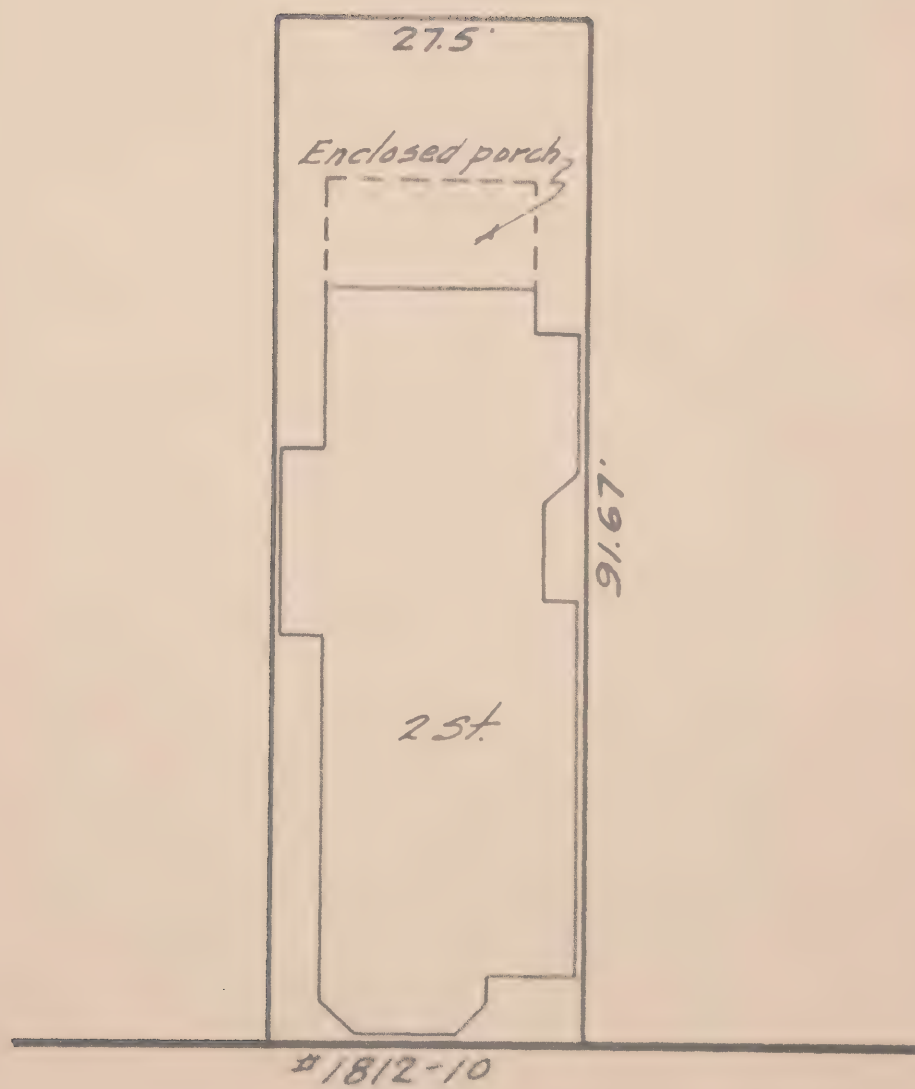
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. store				
& apt.	22.50		50	
1-5 rm.	60.00		75	
1-6 rm.	47.50		80	
			<u>205</u>	
			x 95 =	
			19,475	19,500

LAND	\$ 11,000
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 19,500







EDDY

STREET







# APPRAISAL

OWNER: Roman Catholic Archbishop of S.F.  
 PROPERTY ADDRESS: 1818 Eddy

PARCEL NO. 1127-7  
 DATE ACQ: 3-31-58 & prior

OWNER'S ADDRESS: 1824 Eddy

IRS: -

ZONING: R-3

PRESENT USE: Vacant

CONSID: N.S.  
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,330.00  
 Imps. 500.00  
 \$ 1,830.00

TAXES: \$ 152.08

LAND: DIMENSION 38.33 x 91.67 = 3,514 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±  
 2 st. fr. str. with bsmt. stg. There are 6 rms. plus a kitchen and 1 bath on 1st flr. and 7 rms. plus a bath on 2nd flr. The bldg. was formerly used as a rectory but is vacant now. The property is held as plottage.

## SUMMATION APPROACH:

Rounded to

Land	3,514 sf. @ \$4.41±	\$ 15,500	
Improvements	5,074 s.f. @ 1.50	7,611	
		<u>23,111</u>	\$23,100

## MARKET COMPARISON:

Sales Most Comparable			
3,514 s.f. @ \$ 6.60	\$ 23,192	23,200	

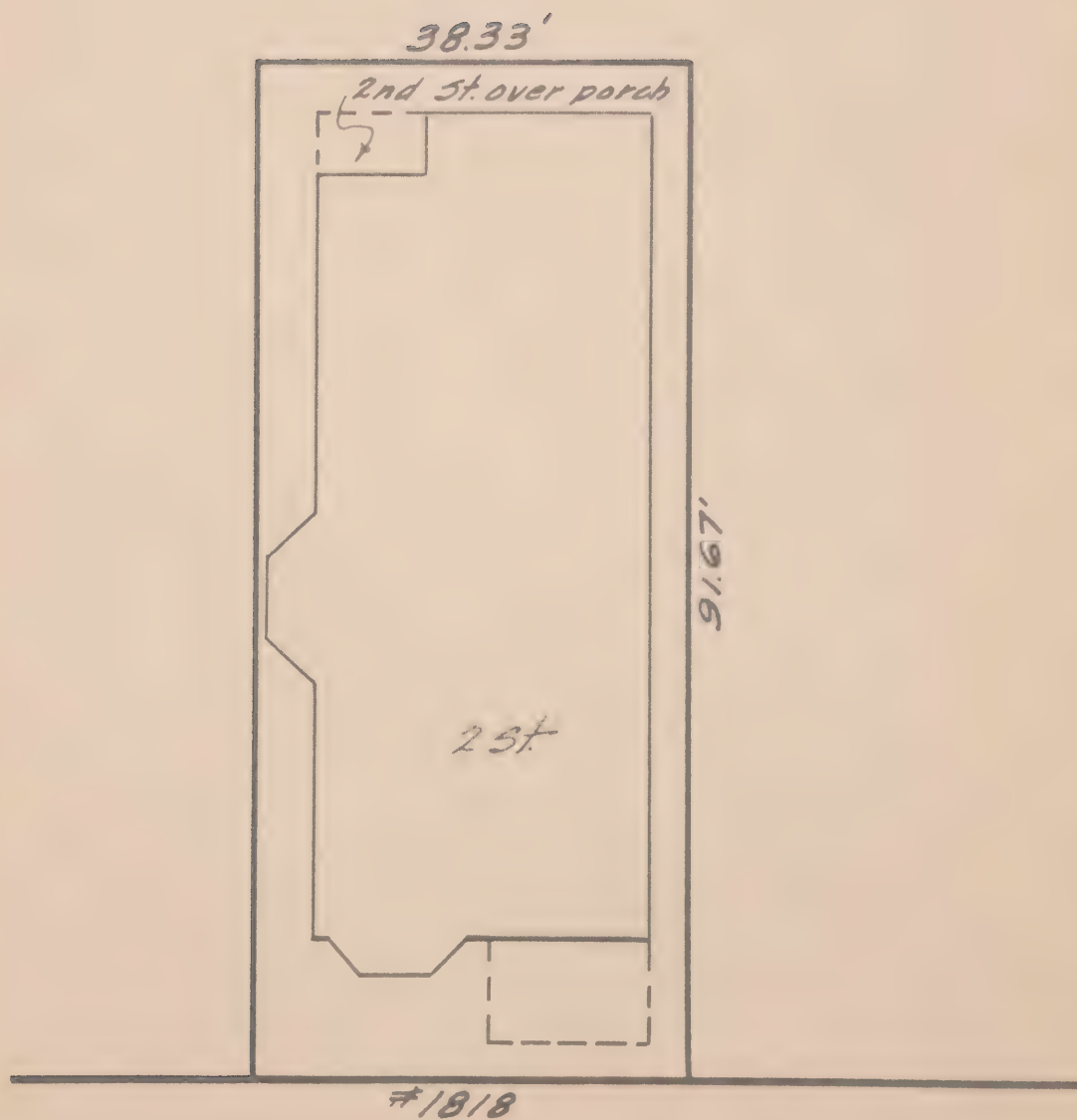
## INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 15,500
IMPROVEMENTS	<u>7,500</u>
MARKET VALUE OF PROPERTY	\$ 23,000







EDDY STREET







# APPRAISAL

OWNER: Roman Catholic Archbishop of S.F.  
 PROPERTY ADDRESS: 1828 Eddy

PARCEL NO. 1127-11  
 DATE ACQ: 3-31-58 & prior

OWNER'S ADDRESS: 1824 Eddy

IRS: -  
 CONSID: N.S.  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,390.00  
 Imps. 550.00  
 \$ 1,940.00

TAXES: \$ 161.22

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

2 st. fr. str. with some bsmt. stg. There are 2 apts. on 1st flr. and 1 on 2nd flr. Carport at rear is no value. Held as plottage for larger parcel.

## SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36+	\$ 16,500	
Improvements	2,285 s.f. @ 1.00	2,285	
		<u>18,785</u>	\$18,800

## MARKET COMPARISON:

Sales Most Comparable	1126-29; 730-2		
	3,781 s.f. @ \$ 4.90	\$ 18,527	18,500

## INCOME APPROACH:

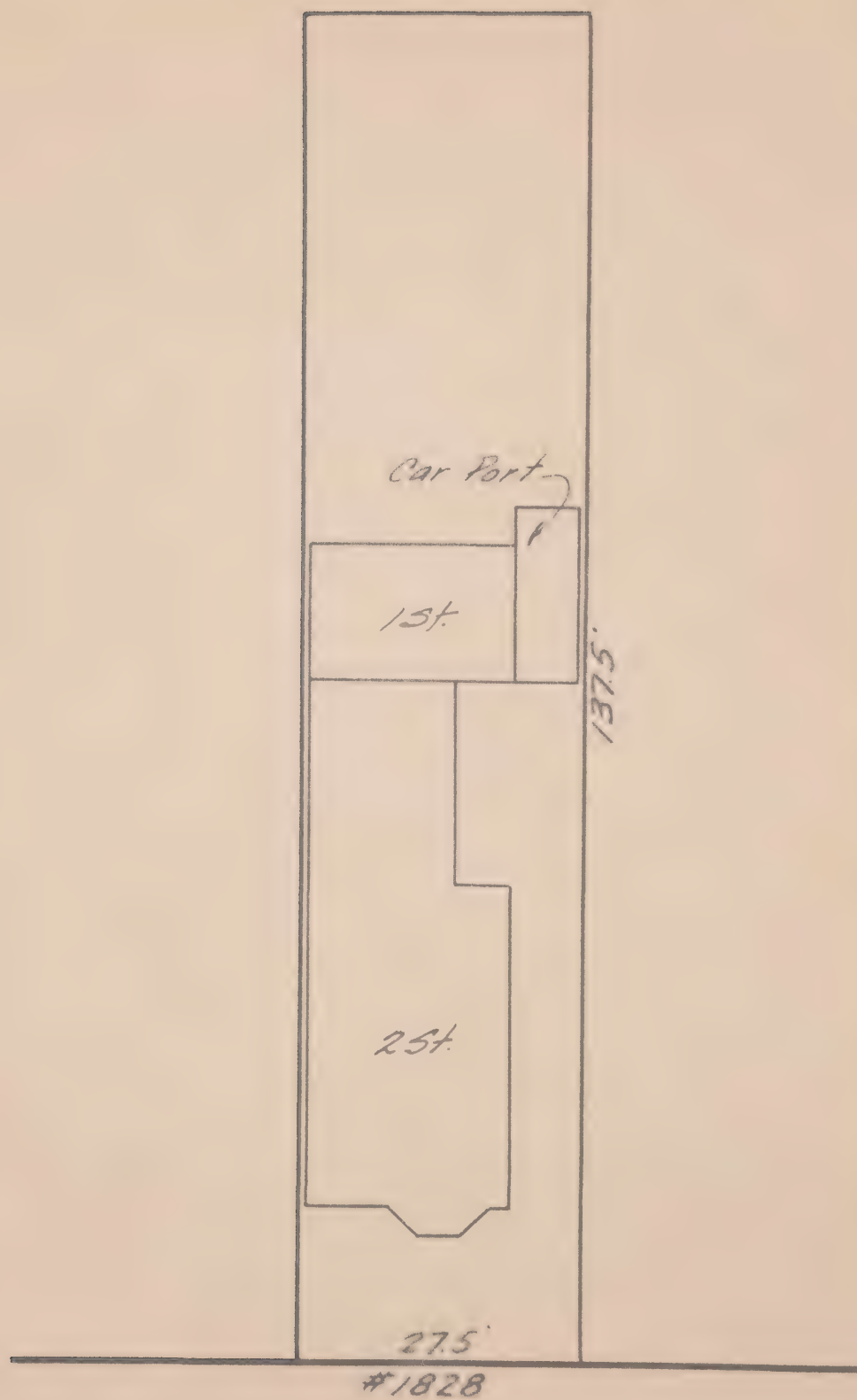
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	?		60	
1-2 rm.	35		50	
1-4 rm.	65		75	
			<u>185</u> x 100	18,500

LAND	\$ 16,500
IMPROVEMENTS	<u>2,000</u>

MARKET VALUE OF PROPERTY \$ 18,500







EDDY STREET







# APPRAISAL

31-20

OWNER: Leona Conley  
PROPERTY ADDRESS: 1830 Eddy

PARCEL NO. 1127-12  
DATE ACQ: 2-27-46

OWNER'S ADDRESS: 1830 Eddy

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 920.00  
Imps. 800.00  
\$ 1,720.00

TAXES: \$ 142.94

LAND: DIMENSION 21 x 93.5 = 1,964

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with bsmt. gar. and stg. There is 1-3 rm. flat on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	1,964 sf. @ \$4.33±	\$ 8,500	
Improvements	1,484 s.f. @ 4.00	\$5,936	
Garage		500	
		<u>6,436</u>	
		14,936	\$14,900

## MARKET COMPARISON:

Sales Most Comparable	730-2; 1126-25; 1100-25		
	1,964 s.f. @ \$ 7.70	\$ 15,123	15,100

## INCOME APPROACH:

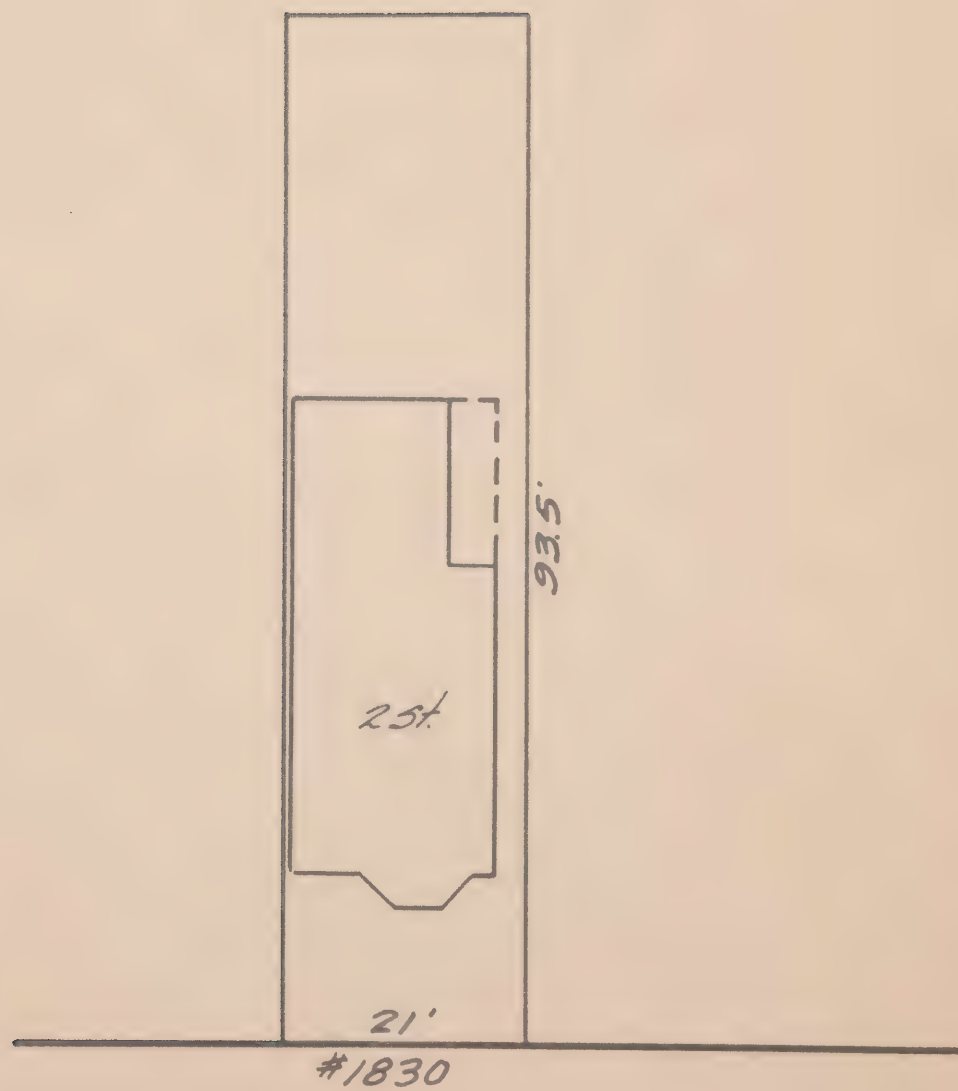
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	56		65	
1-3 rm.	Owner		65	
1-garage	Owner		8	
			<u>138</u>	
			138 x 110 =	
			15,180	15,200

LAND	\$ 8,500
IMPROVEMENTS	6,500
	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 15,000













# APPRAISAL

31-19

OWNER: David R. Demmings et ux  
PROPERTY ADDRESS: 1832 Eddy

PARCEL NO. 1127-13  
DATE ACQ: 3-27-46

OWNER'S ADDRESS: 1832 Eddy

IRS: \$6.60  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 920.00  
Imps. 800.00  
\$ 1,720.00

TAXES: \$ 142.94

LAND: DIMENSION 21 x 93.5 - 1,964 s. f.

IMPROVEMENTS: Condition Good Effective Age 60 ±  
2 st. fr. str. with bsmt. apt. The 1st and 2nd flrs. contain  
3 rms. ea. It is a single family unit. The bldg. has recently  
been remodeled with hardwood and vinyl tile flrs. There is a  
½ bath on 1st flr. and 1 bath on 2nd.

## SUMMATION APPROACH:

Rounded to

Land	1,964 s. f. @ \$4.33±	\$ 8,500	
Improvements	2,344 s. f. @ 4.20	9,845	
		<u>18,345</u>	\$18,300

## MARKET COMPARISON:

Sales Most Comparable 730-2; 1126-25; 1100-25  
1,964 s. f. @ \$ 9.20 \$ 18,069 18,100

## INCOME APPROACH: Not applicable

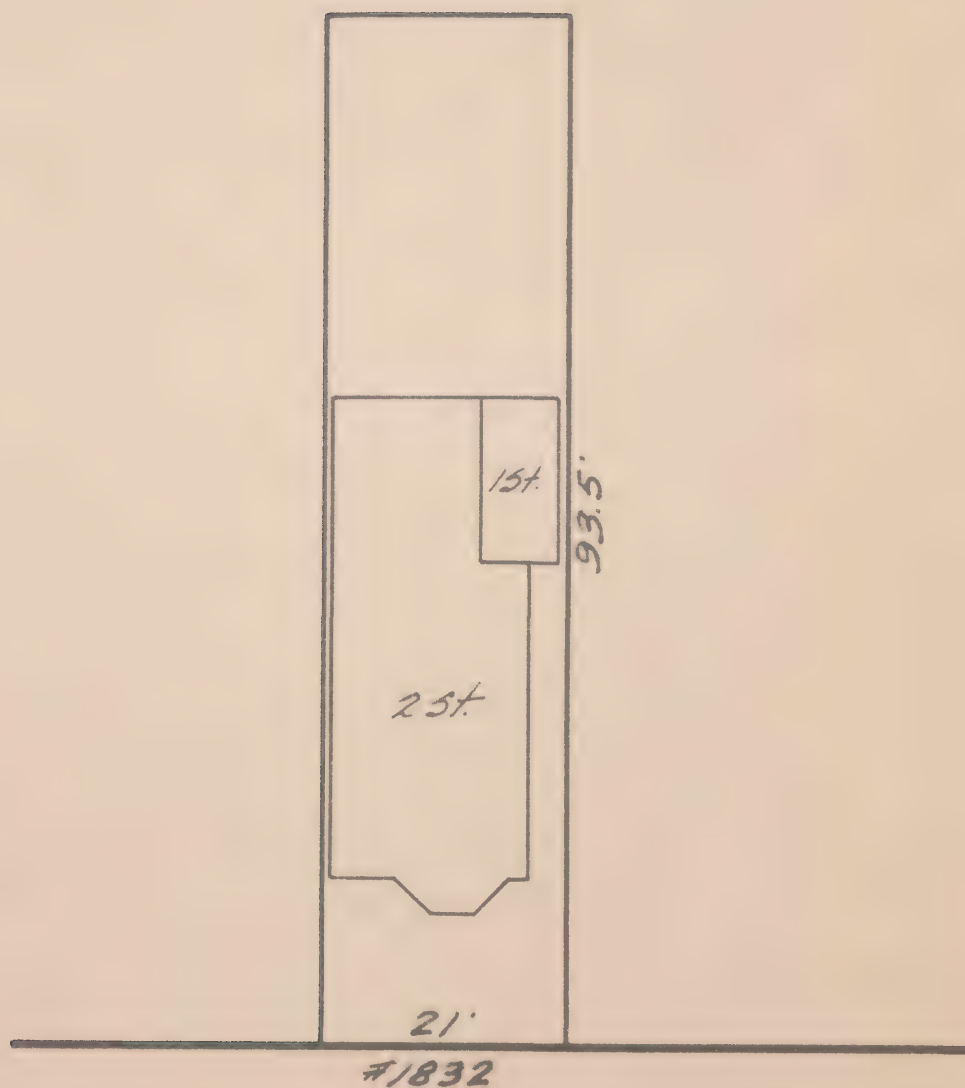
<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 8,500
IMPROVEMENTS	9,500

MARKET VALUE OF PROPERTY \$ 18,000







EDDY STREET







# APPRAISAL

31-18

OWNER: Opal E. Henry  
PROPERTY ADDRESS: 1834 Eddy

PARCEL NO. 1127-14  
DATE ACQ: 5-16-50

OWNER'S ADDRESS: 1834 Eddy

IRS: \$9.90  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,000.00  
Imps. 450.00  
\$ 1,450.00

TAXES: \$ 120.50

LAND: DIMENSION 21 x 93.5 = 1,964

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. str. with bsmt. gar. and stg. There are 3 rms. on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	1,964 s.f. @ \$4.33±	\$ 8,500	
Improvements	1,603 s.f. @ 4.00	\$6,412	
Garage		500	
		<u>6,912</u>	
		15,412	\$15,400

## MARKET COMPARISON:

Sales Most Comparable	730-2; 1126-25; 1100-25		
1,964	s.f. @ \$ 7.90	\$ 15,516	15,500

## INCOME APPROACH:

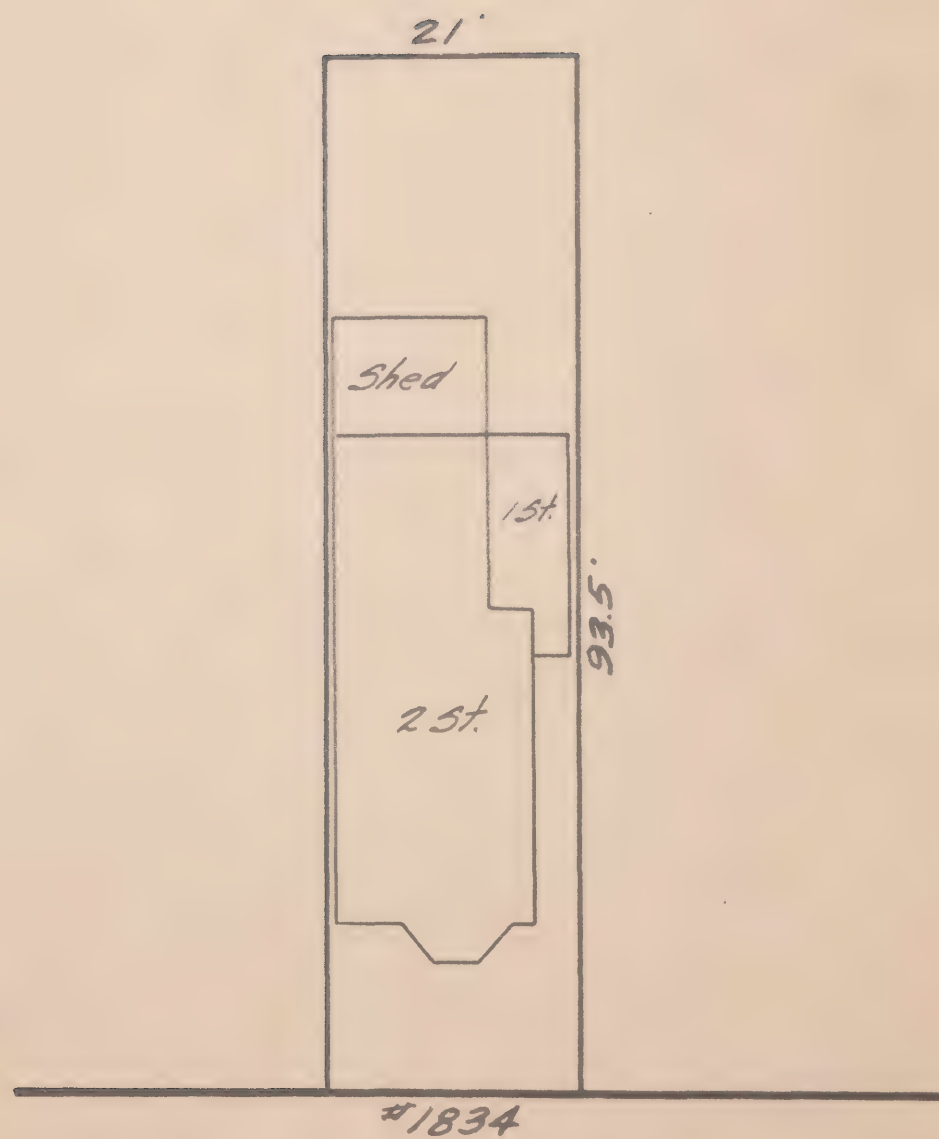
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	60		65	
1-3 rm.	Owner		70	
1-garage	Owner		8	
			<u>143</u> x 110 =	
			15,730	15,700

LAND	\$ 8,500
IMPROVEMENTS	7,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 15,500







EDDY

STREET







# APPRAISAL

OWNER: Cal. Pac. Title Ins. Co.  
PROPERTY ADDRESS: 1836-38 Eddy

PARCEL NO. 1127-15  
DATE ACQ: 12-24-58

OWNER'S ADDRESS: 148 Montgomery

IRS: \$22.00  
CONSID: N.S.

ZONING: C-2

PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 2,620.00  
Imps. 3,500.00  
\$ 6,120.00

TAXES: \$ 508.58

LAND: DIMENSION 23 x 93.5 = 2,151

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 65 ±

3 st. fr. str. with 2 stores on 1st flr. and 2 apts. on ea. of the 2nd and 3rd flrs.

## SUMMATION APPROACH:

Rounded to

Land 2,151 s.f. @ \$5.35+  
Improvements 5,017 s.f. @ 4.50

\$ 11,500  
22,577  
34,077

\$34,100

## MARKET COMPARISON:

Sales Most Comparable 773-8;  
2,151 s.f. @ \$ 15.80

\$ 33,986

34,000

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Launderette	122.50		125	
R.E Office	60.00		60	
2-5 rm.	75 ea.		150	
1-3 rm.	55		55	
1-2 rm.	40		40	
			430 x 80	34,400

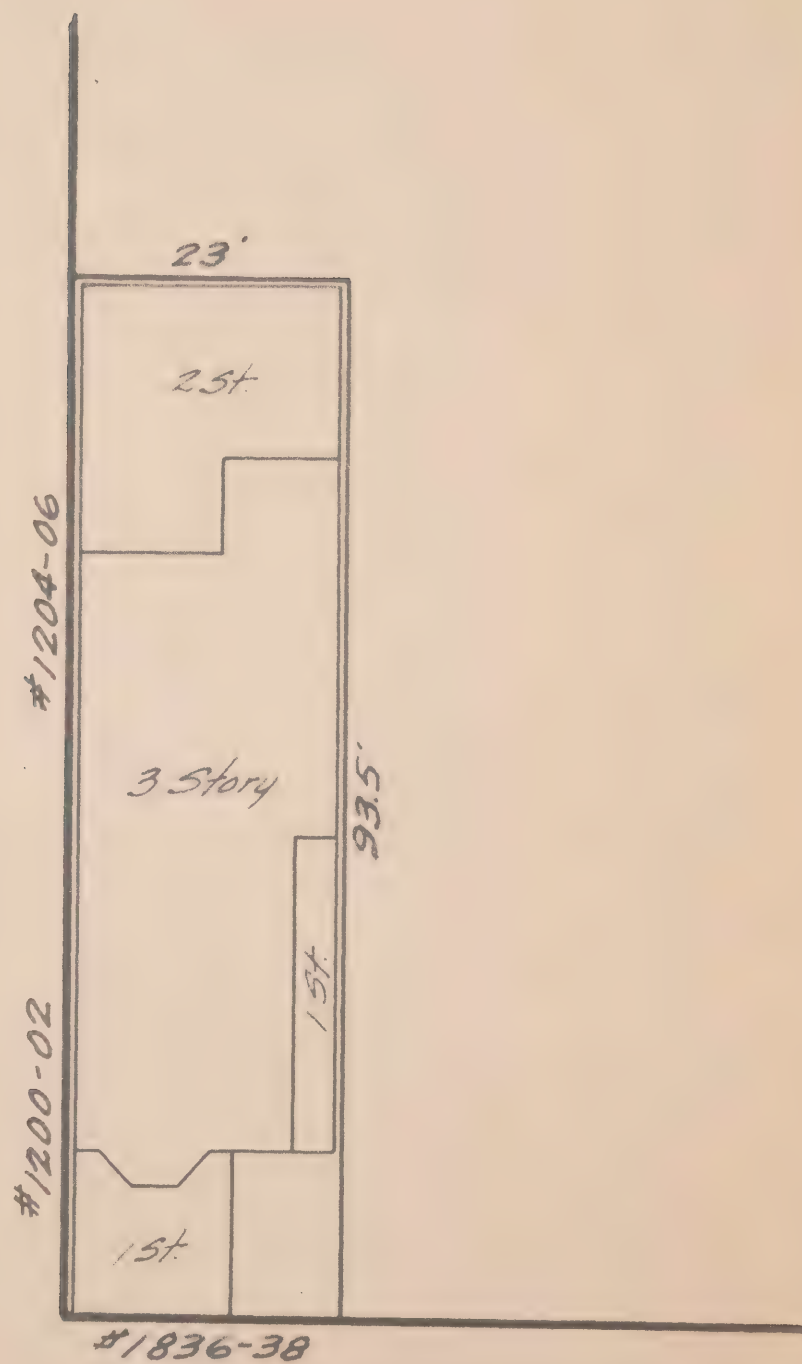
LAND \$ 11,500  
IMPROVEMENTS 22,500

MARKET VALUE OF PROPERTY \$ 34,000





DIVISADERO STREET



EDDY STREET







# APPRAISAL

31-16

OWNER: Yaichiro Oyama et ux  
PROPERTY ADDRESS: 1208 Divisadero

PARCEL NO. 1127-16  
DATE ACQ: 8-17-59

OWNER'S ADDRESS: 1208 Divisadero

IRS: \$12.65  
CONSID: \$11,500 Ind.  
BEST USE: Com.

ZONING: C-2

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,250.00  
Imps. 700.00  
\$ 1,950.00

TAXES: \$ 162.04

LAND: DIMENSION 22 x 86 = 1,892

s. f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

2 st. fr. str. with bsmt. stg. There are 4 rms. on 1st flr. and 3 on 2nd.

## SUMMATION APPROACH:

Rounded to

Land	1,892 s. f. @ \$4.86+	\$ 9,200
Improvements	2,372 s. f. @ 1.20	2,846
		<u>12,046</u>

\$12,000

## MARKET COMPARISON:

Sales Most Comparable 803-24; 804-27  
1,892 s. f. @ \$ 6.40

\$ 12,109

12,100

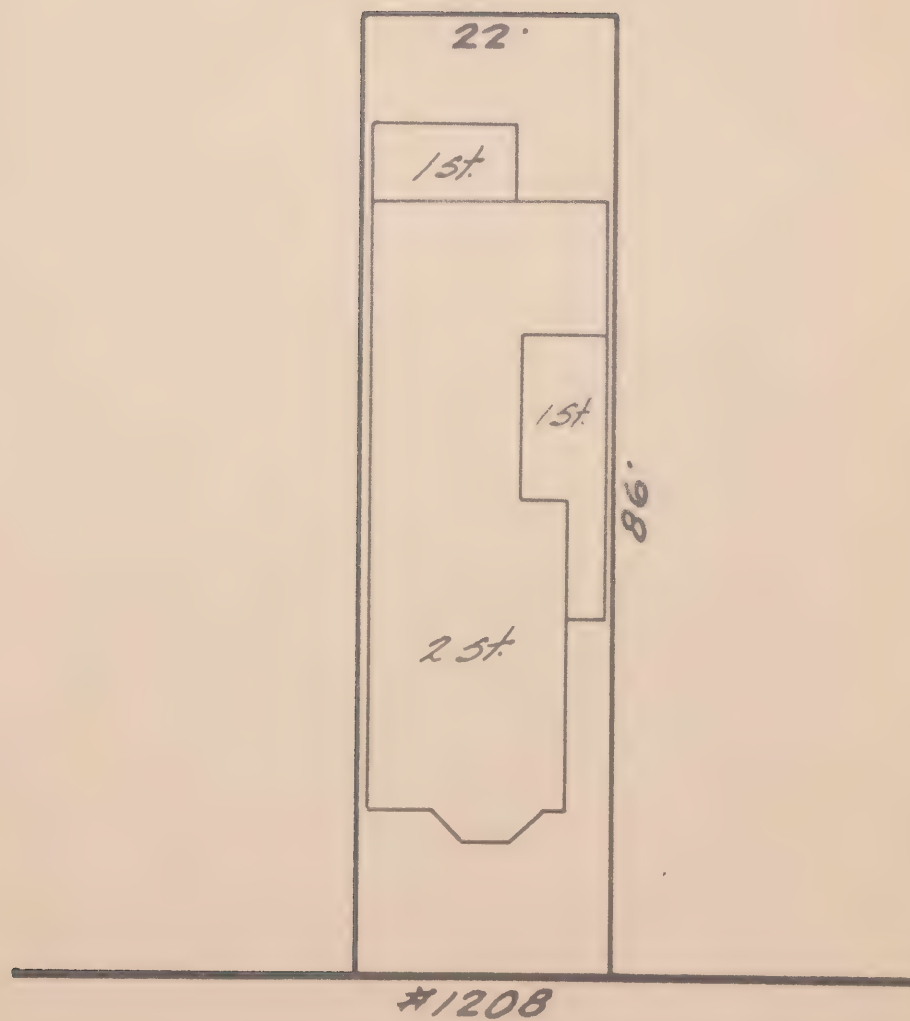
## INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 9,200
IMPROVEMENTS	2,800

MARKET VALUE OF PROPERTY \$ 12,000





DIVISADERO STREET









# APPRAISAL

OWNER: Marcel Arhancet  
PROPERTY ADDRESS: 1210 Divisadero

PARCEL NO. 1127-17  
DATE ACQ: 11-2-60

OWNER'S ADDRESS: 1210 Divisadero

IRS: No  
CONSID: Family  
BEST USE: Com.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,250.00  
Imps. 800.00  
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION 22 x 86 = 1,892

s.f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

2 st. fr. str. with bsmt. gar. and 1-5 rm. flat on ea. flr. Baths have tile flrs. Front exterior has been stuccoed and interior modernized.

## SUMMATION APPROACH:

Rounded to

Land	1,892 s.f. @ \$4.86±	\$ 9,200	
Improvements	2,254 s.f. @ 5.00	\$11,270	
Garage		500	
		<u>11,770</u>	
		20,970	\$21,000

## MARKET COMPARISON:

Sales Most Comparable	797-5; 1129-25		
	1,892 s.f. @ \$ 11.10	\$ 21,001	21,000

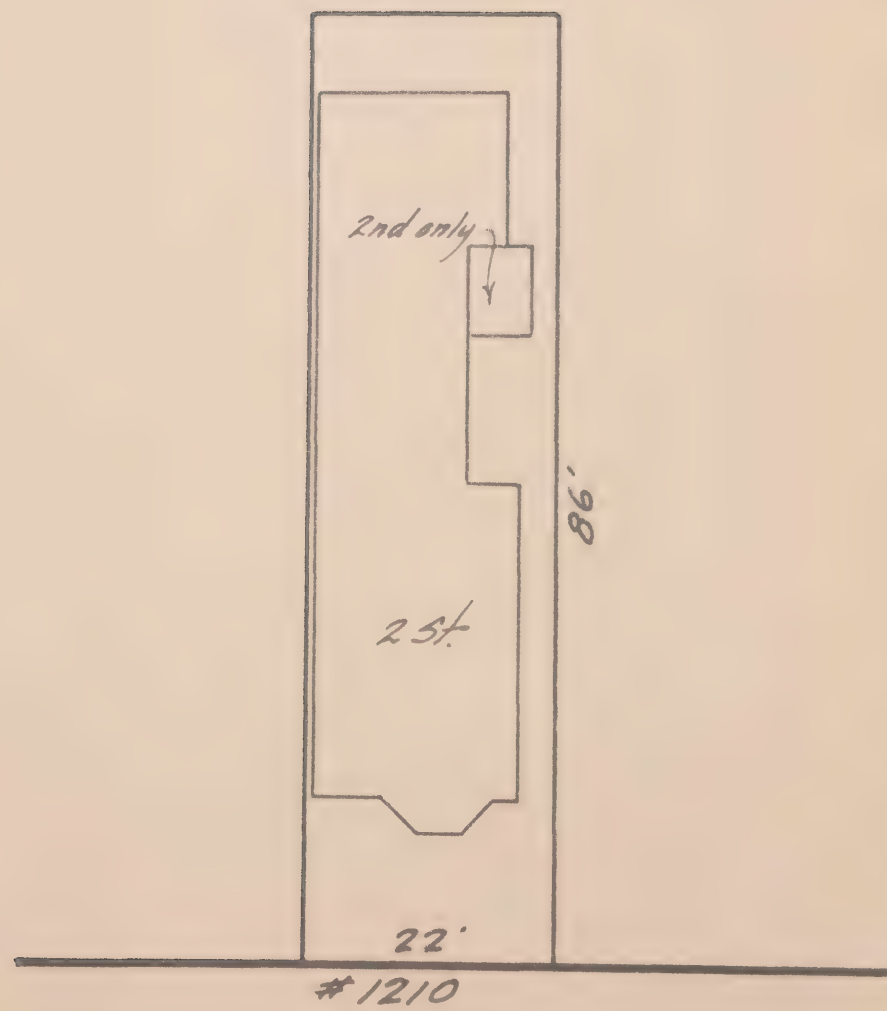
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	70		100	
1-5 rm.	Owner		100	
			<u>200</u> x 105	21,000

LAND	\$ 9,200
IMPROVEMENTS	<u>11,800</u>

MARKET VALUE OF PROPERTY \$ 21,000





DIVISADERO

STREET









# APPRAISAL

37-14

OWNER: J. B. Place  
PROPERTY ADDRESS: 1212 Divisadero

PARCEL NO. 1127-18  
DATE ACQ: 1-11-49

OWNER'S ADDRESS: 1212 Divisadero

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2      PRESENT USE: Laundry

ASSESSED VALUE: Land \$ 1,650.00  
                          Imps. 2,050.00  
                          \$ 3,700.00

TAXES: \$ 307.48

LAND: DIMENSION 25 x 127.5 = 3,188

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60 +

2 st. fr. str. with laundry on 1st flr. and 1-6 rm. flat on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.86+	\$ 15,500
Improvements	5,395 s.f. @ 1.80	9,711
		<u>25,411</u>

\$25,400

## MARKET COMPARISON:

Sales Most Comparable 1127-20; 684-22; 756-9  
3,188 s.f. @ \$ 7.90

\$ 25,185

25,200

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	Owner		175
1-6 rm.	85		100
			<u>275</u> x 95 =
			26,125
			26,100

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$18,600.

LAND	\$ 15,500
IMPROVEMENTS	9,500
	<u>25,000</u>

MARKET VALUE OF PROPERTY \$ 25,000



PARCEL NO: 1127-18

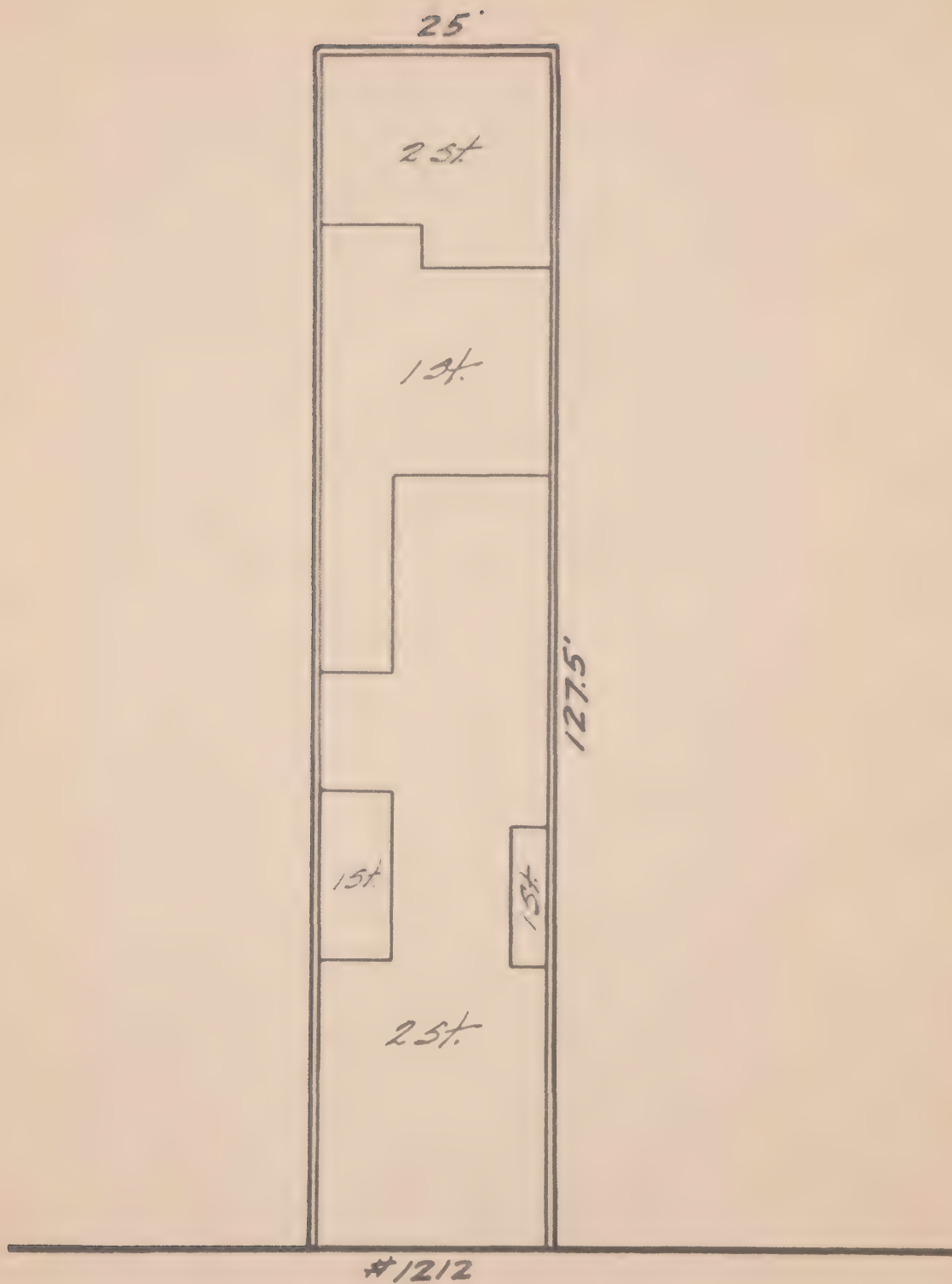
EQUIPMENT

1212 Divisadero - French Laundry

Item of laundry equipment:

Boiler, washers, extractor, air compressor, dry house, tumblers, handkerchief unit, flat work ironer, shirt unit, presses, power wiring, piping and related equip- ment . . . . .	\$18,600.
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DIVISADERO STREET









# APPRAISAL

OWNER: James H. Jones et ux  
PROPERTY ADDRESS: 1242-46 Divisadero

PARCEL NO. 1127-19  
DATE ACQ: 4-15-46

OWNER'S ADDRESS: 601 44th Avenue

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & Flats

ASSESSED VALUE: Land \$ 1,500.00  
Imps. 2,750.00  
\$ 4,250.00

TAXES: \$ 353.18

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

3 st. fr. str. with bsmt. stg. area. The store bldg. on 1st flr. is being used as a church. There is a 1-6 rm. flat on 2nd flr. and 1-7 rm. flat on 3rd flr.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s. f. @ \$4.80+	\$ 12,000
Improvements	5,441 s. f. @ 2.80	15,235
		<u>27,235</u>

\$27,200

## MARKET COMPARISON:

Sales Most Comparable 782-30; 771-3; 773-8  
2,500 s. f. @ \$ 10.80

\$ 27,000

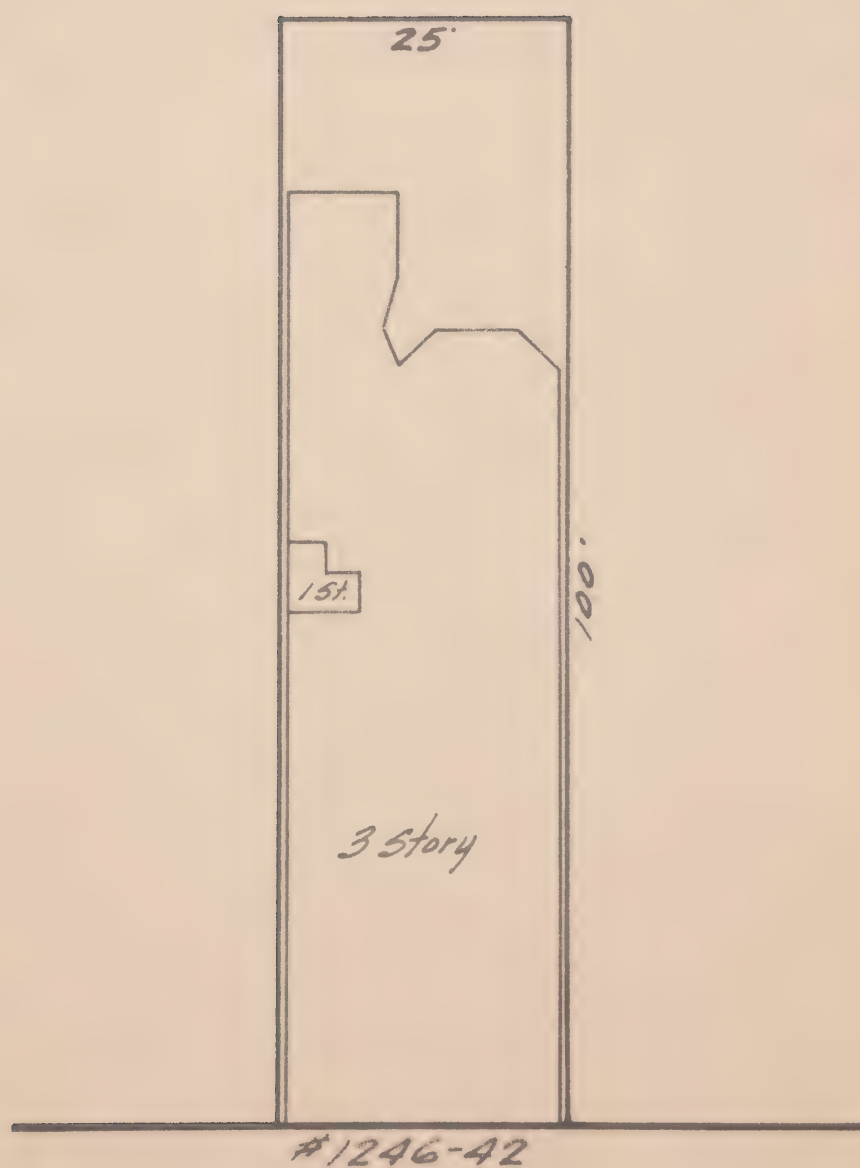
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	100		100
1-6 rm.	70		90
1-7 rm.	50		100
Bsmt. stg.	10		10
			<u>300</u> x 90
			27,000

LAND	\$ 12,000
IMPROVEMENTS	15,000
	<u>27,000</u>

MARKET VALUE OF PROPERTY \$ 27,000





DIVISADERO STREET









# APPRAISAL

31-12

OWNER: Barbara Parent  
PROPERTY ADDRESS: 1248-50 Divisadero

PARCEL NO. 1127-20  
DATE ACQ: 10-13-59

OWNER'S ADDRESS: 550 Holloway

IRS: \$29.15  
CONSID: \$26,500  
BEST USE: Same

ZONING: C-2                      PRESENT USE: Stores

ASSESSED VALUE: Land \$ 3,000.00  
                             Imps. 3,500.00  
                             \$ 6,500.00

TAXES: \$ 540.16

LAND: DIMENSION 49.94 x 100 = 4,994

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

1 st. fr. str. containing 3 stores.

## SUMMATION APPROACH:

Rounded to

Land	4,994 s. f. @ \$4.81±	\$ 24,000	
Improvements	4,522 s. f. @ 1.20	5,426	
		<u>29,426</u>	\$29,400

## MARKET COMPARISON:

Sales Most Comparable	1127-20; 771-3		
	4,994 s. f. @ \$ 5.80	\$ 28,965	29,000

## INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
1-store			100	
1-store			105 (L)	
1-store			110 (L)	
			<u>315</u> x 95 =	
			29,925	29,900

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$8,900.00.

LAND	\$ 24,000
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 29,000



PARCEL NO: 1127-20

EQUIPMENT

1248-50 Divisadero - Sheet Metal Shop - Launderette

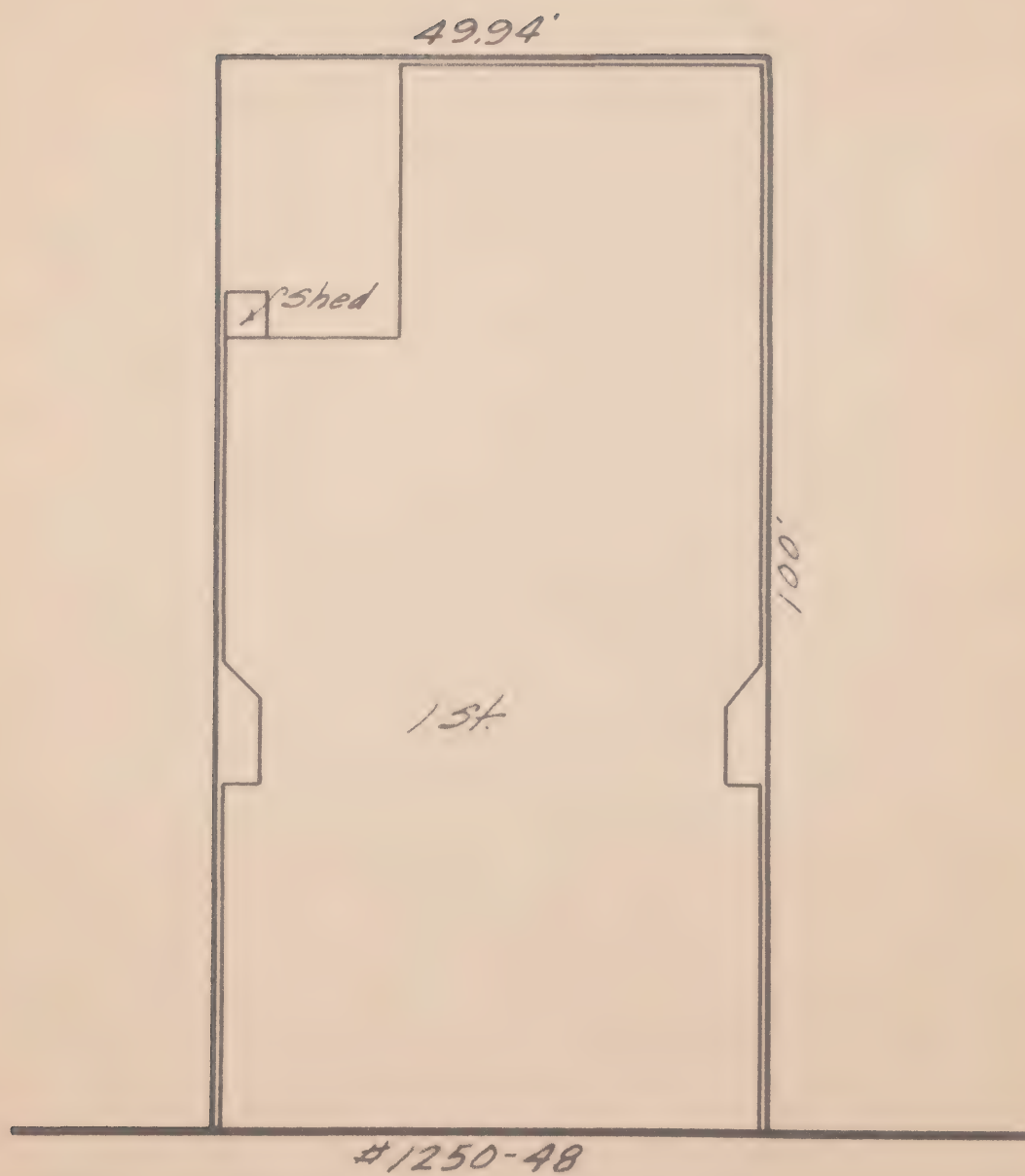
Sheet metal shop -- 1248 Divisadero No value

Launderette - 1250 Divisadero

Item launderette equipment:

Installation of 20 automatic washer, dryers, extractors,  
water heaters and related equipment . . . . . \$8,900.





*DIVISADERO STREET*









# APPRAISAL

OWNER: Ben Deutsch  
 PROPERTY ADDRESS: 1200 Divisadero  
 OWNER'S ADDRESS: 4142 Geary Blvd.  
 ZONING: C-2

PARCEL NO. 1127-21  
 DATE ACQ: 3-21-58  
 IRS: \$18.70  
 CONSID: \$70,000  
 BEST USE: Same

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,320.00  
 Imps. 10,000.00  
 \$ 13,320.00

TAXES: \$ 1,106.90

LAND: DIMENSION 37.56 x 100 = 3,756

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

3 st. fr. str. containing 4 apts. on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	3,756 s.f. @ \$5.32±	\$ 20,000
Improvements	9,781 s.f. @ 5.00	48,905
		<u>68,905</u>

\$68,900

## MARKET COMPARISON:

Sales Most Comparable 758-10; 771-14  
 3,756 s.f. @ \$ 19.00

\$ 71,364

71,400

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-4 rm.	75 ea.		150
1-4 rm.	65		65
4-3 rm.	65 ea.		260
1-3 rm.	70		70
3-2 rm.	60 ea.		180
1-2 rm.	58		60
1 sign	15		15
			<u>800</u> x 90
			72,000

LAND	\$ 20,000
IMPROVEMENTS	<u>50,000</u>

MARKET VALUE OF PROPERTY \$ 70,000



ELLIS STREET

#1985

37.56'

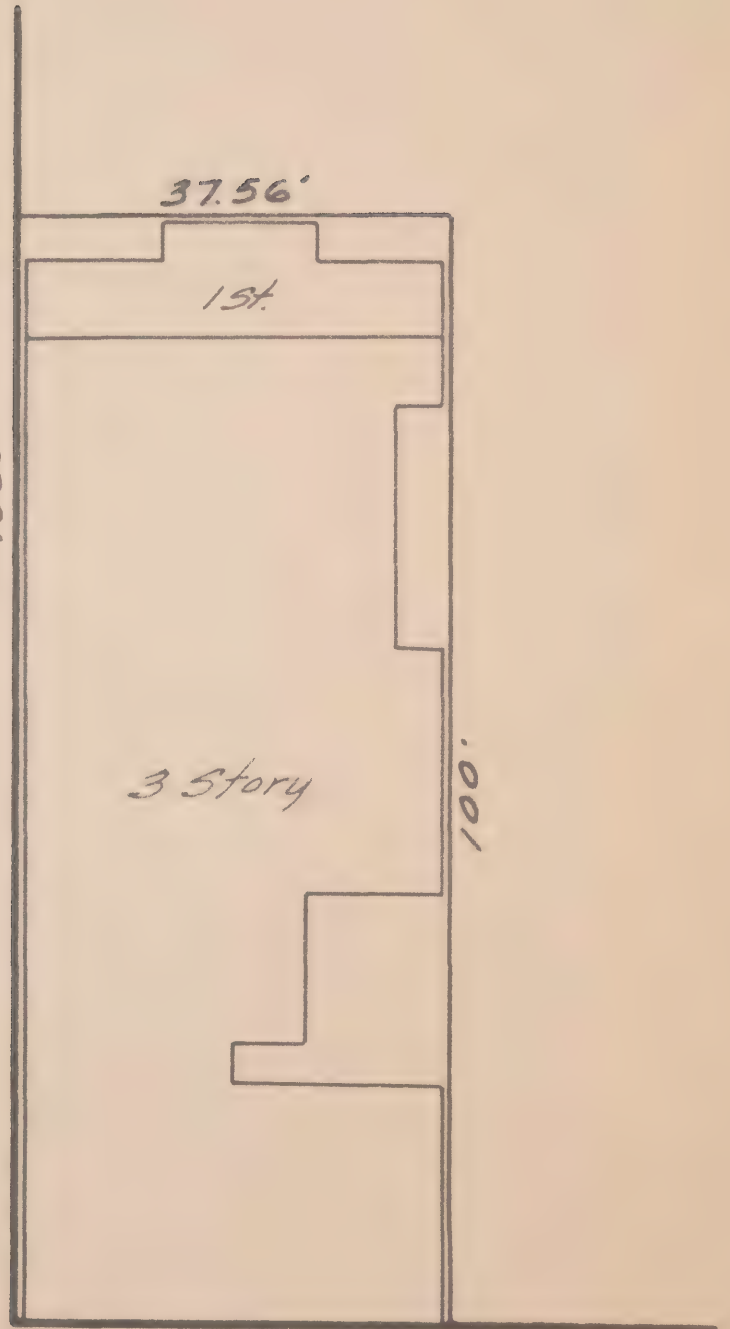
1st.

3 Story

100'

#1200

DIVISADERO STREET











# APPRAISAL

31-7

OWNER: Albert Lee Winslow et ux  
PROPERTY ADDRESS: 1925-27 Ellis

PARCEL NO. 1127-25  
DATE ACQ: 10-17-57

OWNER'S ADDRESS: 1927 Ellis

IRS: \$17.05  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 1,000.00  
\$ 2,230.00

TAXES: \$ 185.32

LAND: DIMENSION 25 x 127.5 = 3,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. str. with bsmt. gar. and stg. There are 2 apts. on 1st flr. and 1 on 2nd.

## SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39+	\$ 14,000
Improvements	3,374 s.f. @ 1.80	\$6,073
Garage		500
		<u>6,573</u>
		20,573

\$20,600

## MARKET COMPARISON:

Sales Most Comparable 1126-29; 730-2  
3,188 s.f. @ \$ 6.30

\$ 20,084

20,100

## INCOME APPROACH:

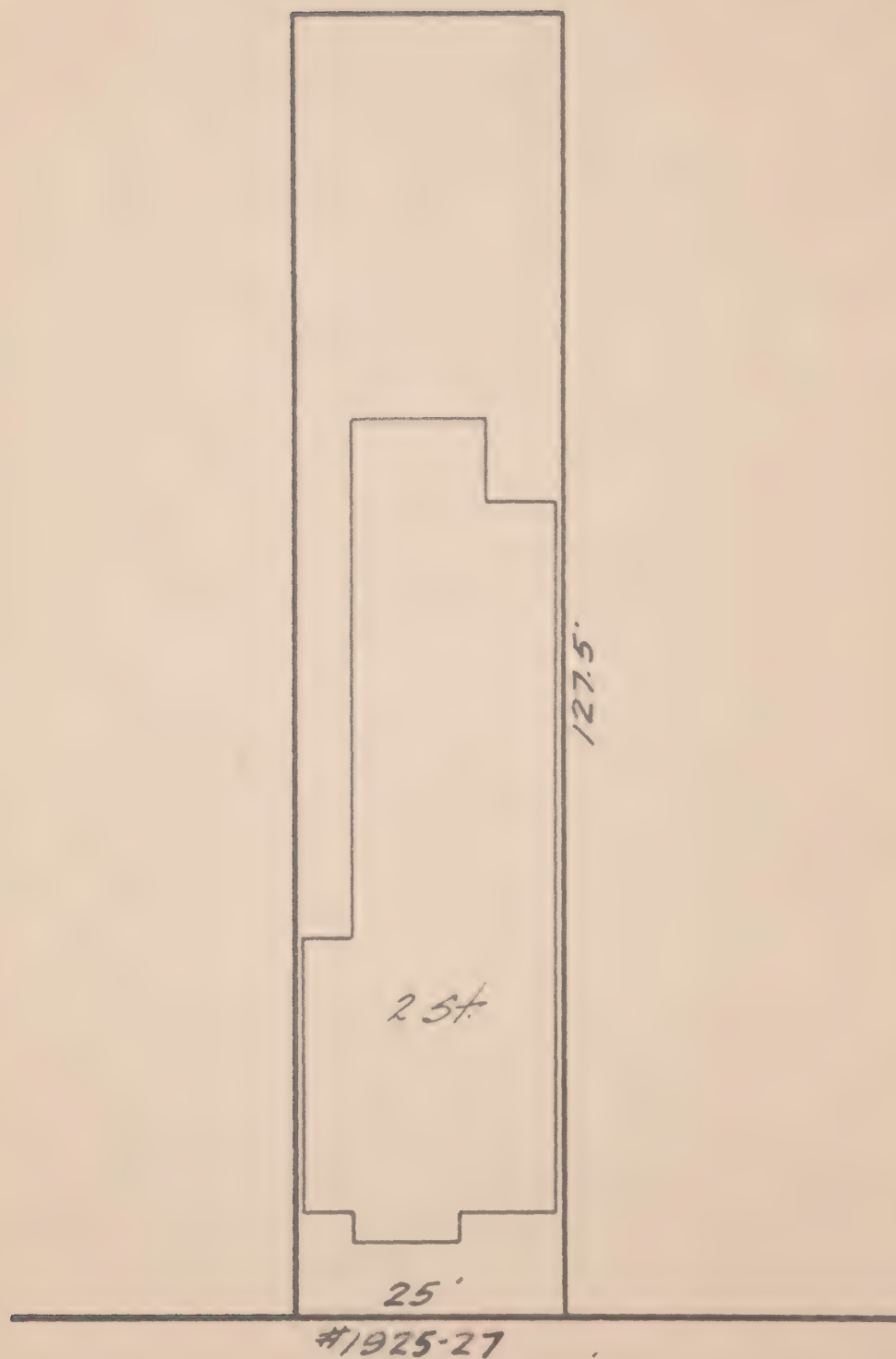
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3 rm.	50		60
1-3 rm.	40		55
1-7 rm.	Owner		100
1-gar.	Owner		8
			<u>223</u> x 90 =
			20,070

20,100

LAND \$ 14,000  
IMPROVEMENTS 6,000

MARKET VALUE OF PROPERTY \$ 20,000





ELLIS STREET









# APPRAISAL

31-6

OWNER: John White  
PROPERTY ADDRESS: 1921-23 Ellis

PARCEL NO. 1127-25A  
DATE ACQ: Rec. 11-15-57

OWNER'S ADDRESS: 1921 Ellis

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 1,100.00  
\$ 2,330.00

TAXES: \$ 193.62

LAND: DIMENSION 25 x 127.5 = 3,188

s.f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 70

2 st. fr. str. with high bsmt. gar. and stg. There is 1 flat on ea. flr. Dwelling has recently been painted.

## SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39+	\$ 14,000	
Improvements	3,374 s.f. @ 1.80	\$6,073	
Garage		500	
		6,573	
		20,573	\$20,600

## MARKET COMPARISON:

Sales Most Comparable	1126-29; 730-2		
3,188	s.f. @ \$ 6.30	\$ 20,084	20,100

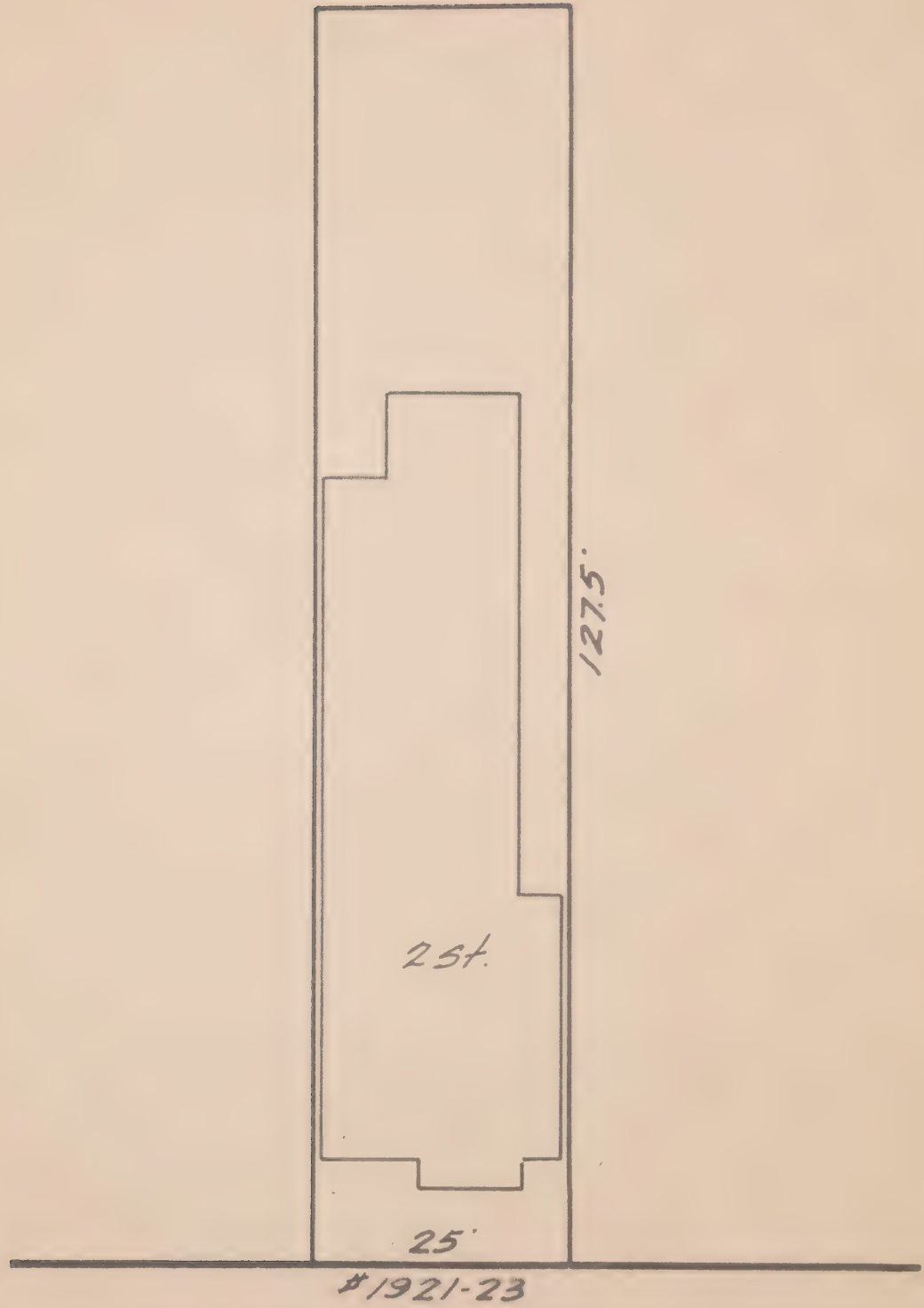
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	72 (L)		95	
1-7 rm.	Owner		100	
1-garage	5		8	
			203 x 100	20,300

LAND	\$ 14,000
IMPROVEMENTS	6,000

MARKET VALUE OF PROPERTY \$ 20,000





ELLIS STREET









# APPRAISAL

31-5

OWNER: Edith M. Davin  
PROPERTY ADDRESS: 1919 Ellis

PARCEL NO. 1127-26  
DATE ACQ: Prior 1958

OWNER'S ADDRESS: 1919 Ellis

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 1,000.00  
\$ 2,230.00

TAXES: \$ 185.32

LAND: DIMENSION 25 x 127.5 = 3,188

IMPROVEMENTS: Condition Fair-to-good Effective Age 70 ±

2 st. fr. str. with high bsmt. gar. and stg. There is a 1-5 rm. flat on 1st flr., 1-3 rm. and 1-2 rm. apts. on 2nd flr. Bldg. has been rewired and some plumbing fixtures replaced.

## SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39+	\$ 14,000	
Improvements	3,002 s.f. @ 2.00	\$6,004	
Garage		500	
		6,504	
		20,504	\$20,500

## MARKET COMPARISON:

Sales Most Comparable	1126-29; 730-2		
	3,188 s.f. @ \$ 6.50	\$ 20,722	20,700

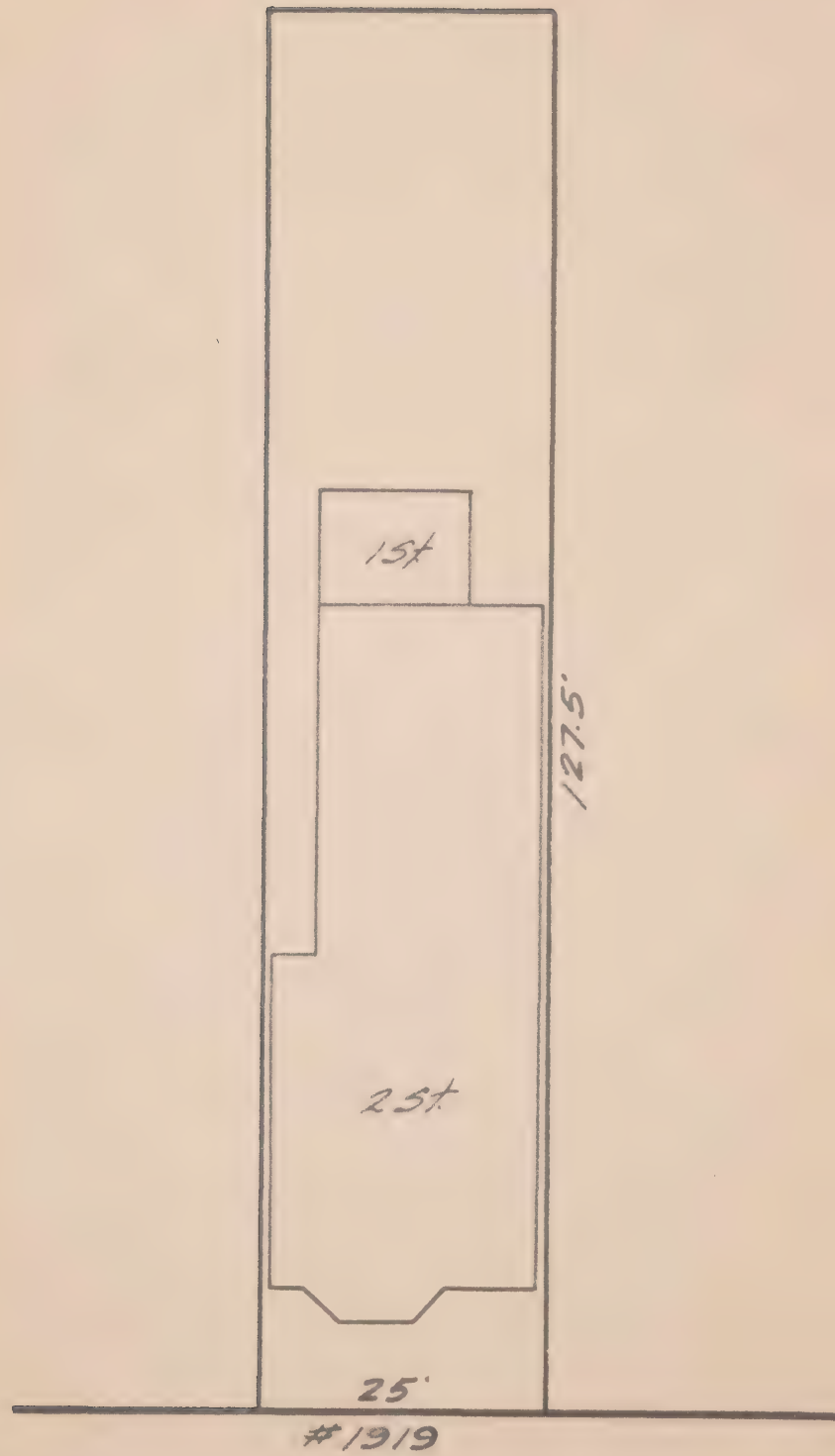
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	Owner		90	
1-3 rm.	55		60	
1-2 rm.	35		50	
1-garage	Owner		8	
			208 x 100	20,800

LAND	\$ 14,000
IMPROVEMENTS	6,500
	<hr/>

MARKET VALUE OF PROPERTY \$ 20,500





ELLIS STREET









# APPRAISAL

OWNER: Roland Stelling  
PROPERTY ADDRESS: 1917 Ellis

PARCEL NO. 1127-27  
DATE ACQ: 1951

OWNER'S ADDRESS: 1111 Birch Avenue

IRS: -  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3      PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,230.00  
                          Imps. 1,000.00  
                                    \$ 2,230.00

TAXES: \$ 185.32

LAND: DIMENSION 25 x 127.5 = 3,188 s.f.

IMPROVEMENTS: Condition Poor      Effective Age 70 ±

2 st. fr. str. with bsmt. gar. and stg. There is a 1-5 rm. flat on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39+	\$ 14,000	
Improvements	3,115 s.f. @ 1.40	\$4,361	
Garage		500	
		4,861	
		18,861	\$18,900

## MARKET COMPARISON:

Sales Most Comparable	1126-29; 730-2		
	3,188 s.f. @ \$ 5.80	\$ 18,490	18,500

## INCOME APPROACH:

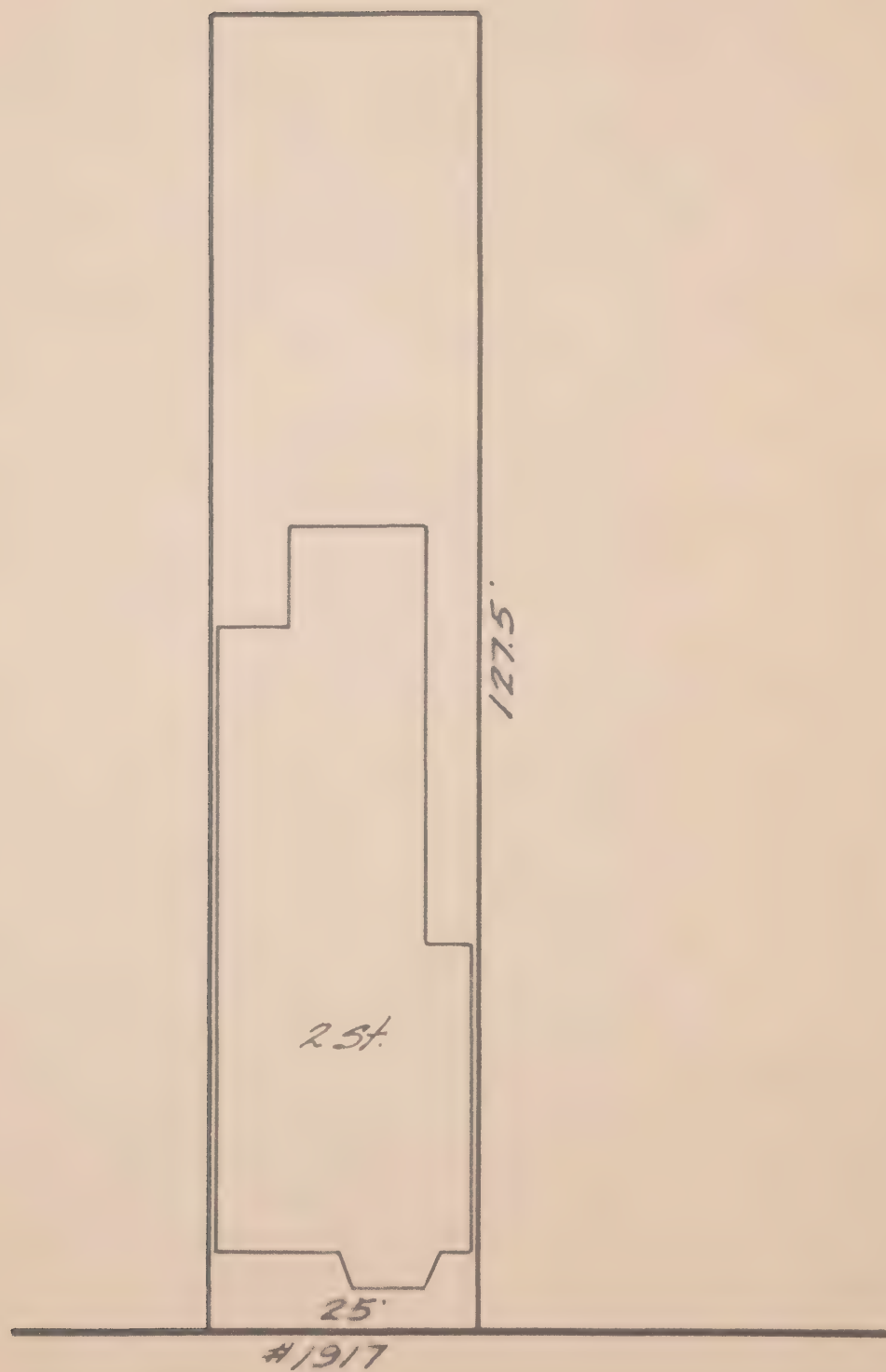
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	75		90	
1-5 rm.	75		90	
1-garage	?		8	
			188 x 100	18,800

LAND	\$ 14,000
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 18,500







ELLIS STREET







# APPRAISAL

OWNER: Eugene Britton  
 PROPERTY ADDRESS: 1913-15 Ellis  
 OWNER'S ADDRESS: 1630 San Pablo, Oakland  
 ZONING: R-3 PRESENT USE: Flat

PARCEL NO. 1127-28  
 DATE ACQ: 3-10-59  
 IRS: \$10.45  
 CONSID: Family  
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,230.00  
 Imps. 1,100.00  
 \$ 2,330.00

TAXES: \$ 193.62

LAND: DIMENSION 25 x 127.5 = 3,188

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. str. with bsmt. gar. and stg. There is a 1-6 rm. flat on 1st flr. and 1-7 rm. flat on 2nd flr.

## SUMMATION APPROACH:

Rounded to

Land	3,188 s.f. @ \$4.39±	\$ 14,000	
Improvements	3,376 s.f. @ 1.50	\$5,064	
Garage		500	
		5,564	
		19,564	\$19,600

## MARKET COMPARISON:

Sales Most Comparable 1126-29; 730-2  
 3,188 s.f. @ \$ 6.10

\$ 19,447 19,400

## INCOME APPROACH:

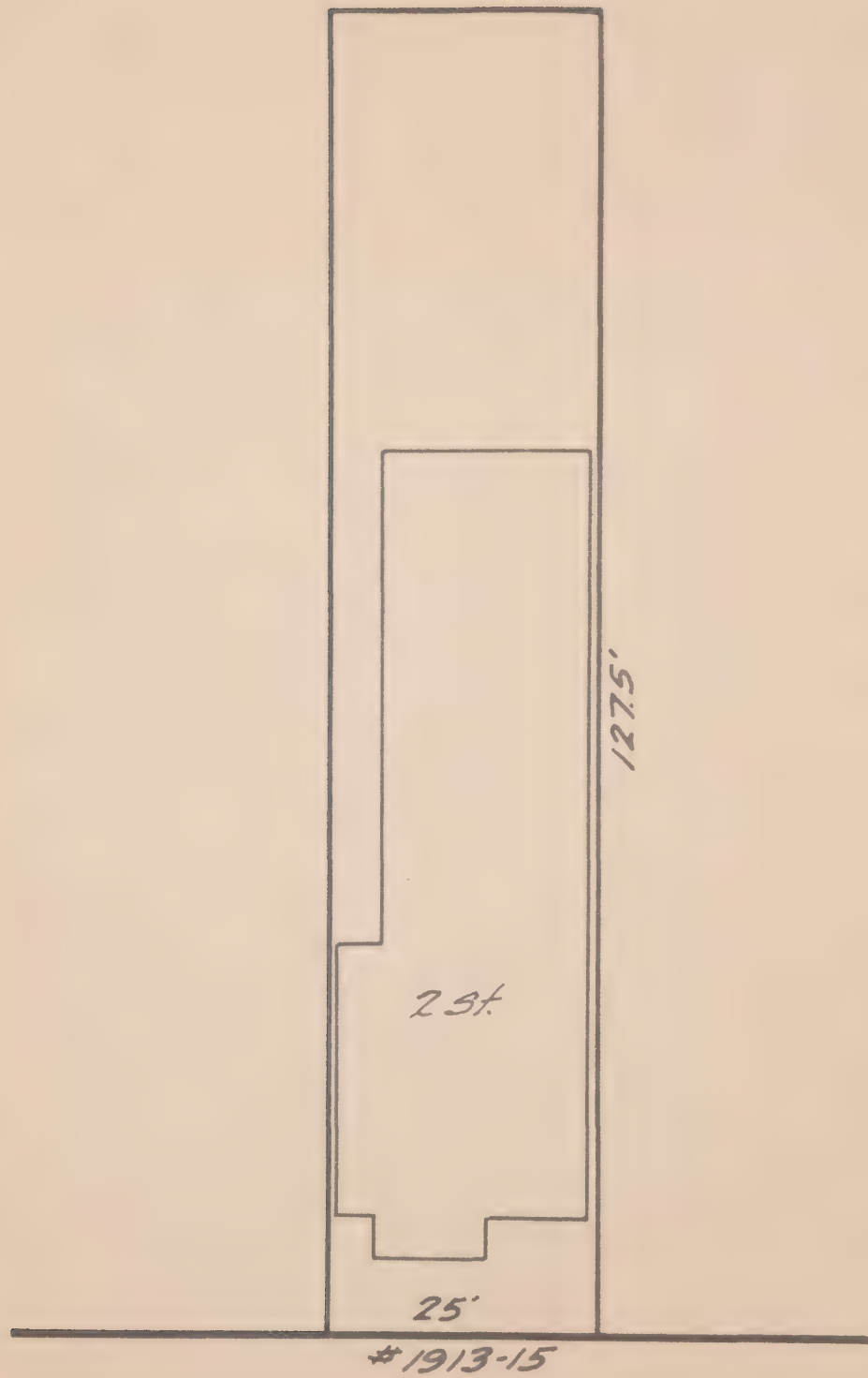
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	Relative		90	
1-7 rm.	Owner		100	
1-garage	Owner		8	
			198 x 100	19,800

LAND \$ 14,000  
 IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 19,500







ELLIS STREET







# APPRAISAL

31.2

OWNER: Moy Kwock Jung  
PROPERTY ADDRESS: 1909-11 Ellis

PARCEL NO. 1127-29  
DATE ACQ: 12-17-51

OWNER'S ADDRESS: 1907 Ellis

IRS: No  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3      PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,270.00  
                          Imps. 1,450.00  
                          \$ 2,720.00

TAXES: \$ 226.04

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Fair-to-poor      Effective Age 70

2 st. fr. str. with high bsmt. that is used by the laundry next door. There are 2 apts. on ea. flr.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36+	\$ 15,000	
Improvements	4,112 s.f. @ 1.80	\$7,402	
Basement		800	
		8,202	
		23,202	\$23,200

## MARKET COMPARISON:

Sales Most Comparable	1100-16; 729-36		
	3,438 s.f. @ \$ 6.70	\$ 23,035	23,000

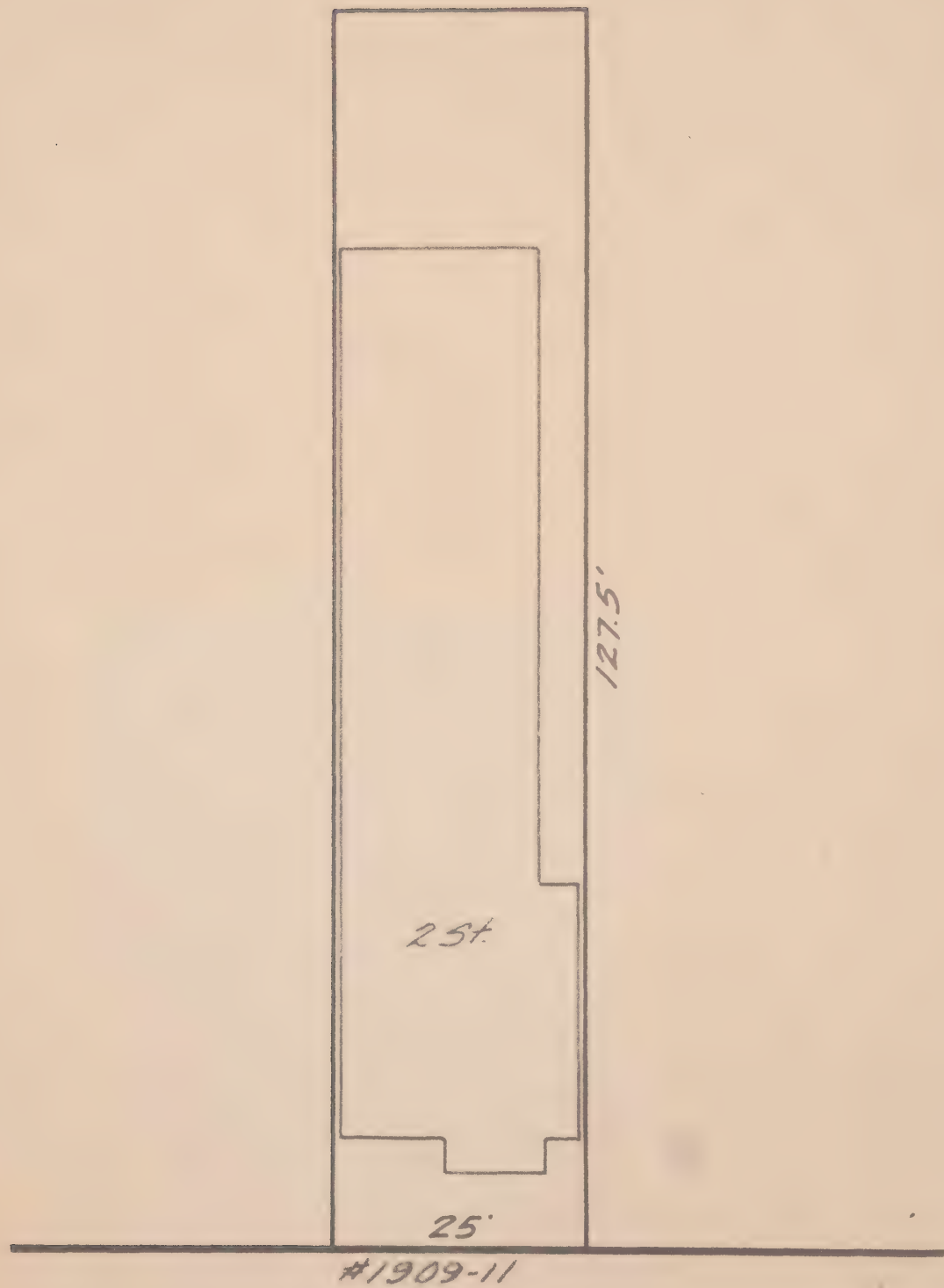
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-bsmt.	Owner		30	
1-6 rm.	Owner		85	
1-4 rm.	45		45	
1-7 rm.	Owner		90	
1-2 rm.	40		40	
			290 x 80	23,200

LAND	\$ 15,000
IMPROVEMENTS	8,000

MARKET VALUE OF PROPERTY \$ 23,000





ELLIS STREET









# APPRAISAL

31-21 pth

OWNER: Roman Catholic Archbishop of S.F.  
 PROPERTY ADDRESS: 1824-26 Eddy

PARCEL NO. 1127-31  
 DATE ACQ: 3-31-58

OWNER'S ADDRESS: 1824 Eddy

IRS: -  
 CONSID: N.S.  
 BEST USE: Same

ZONING: R-3

PRESENT USE: Parish Rectory

ASSESSED VALUE: Land \$ 2,660.00  
 Imps. 15,000.00  
 \$ 17,660.00

TAXES: \$ 1,467.54

LAND: DIMENSION 52.5 x 137.5 = 7,219 s.f.

IMPROVEMENTS: Condition Excellent Effective Age 3 ±  
 2 st. fr. str. with 4 offices, 2 bedrooms, 1 kitchen, 1 laundry, 1 dining room, and 2½ baths on 1st flr. The 2nd flr. contains 4-2 rm. suites ea. with a bath. There is a garage in the rear.

## SUMMATION APPROACH:

Rounded to

Land	7,219 s.f. @ \$4.43±	\$ 32,000
Improvements	5,830 s.f. @ 17.20	\$100,276
Garage	968 s.f. @ 3.00	2,904
		<u>103,180</u>
		135,180

\$135,200

## MARKET COMPARISON:

Sales Most Comparable

7,219 s.f. @ \$ 18.70

\$ 134,995

135,000

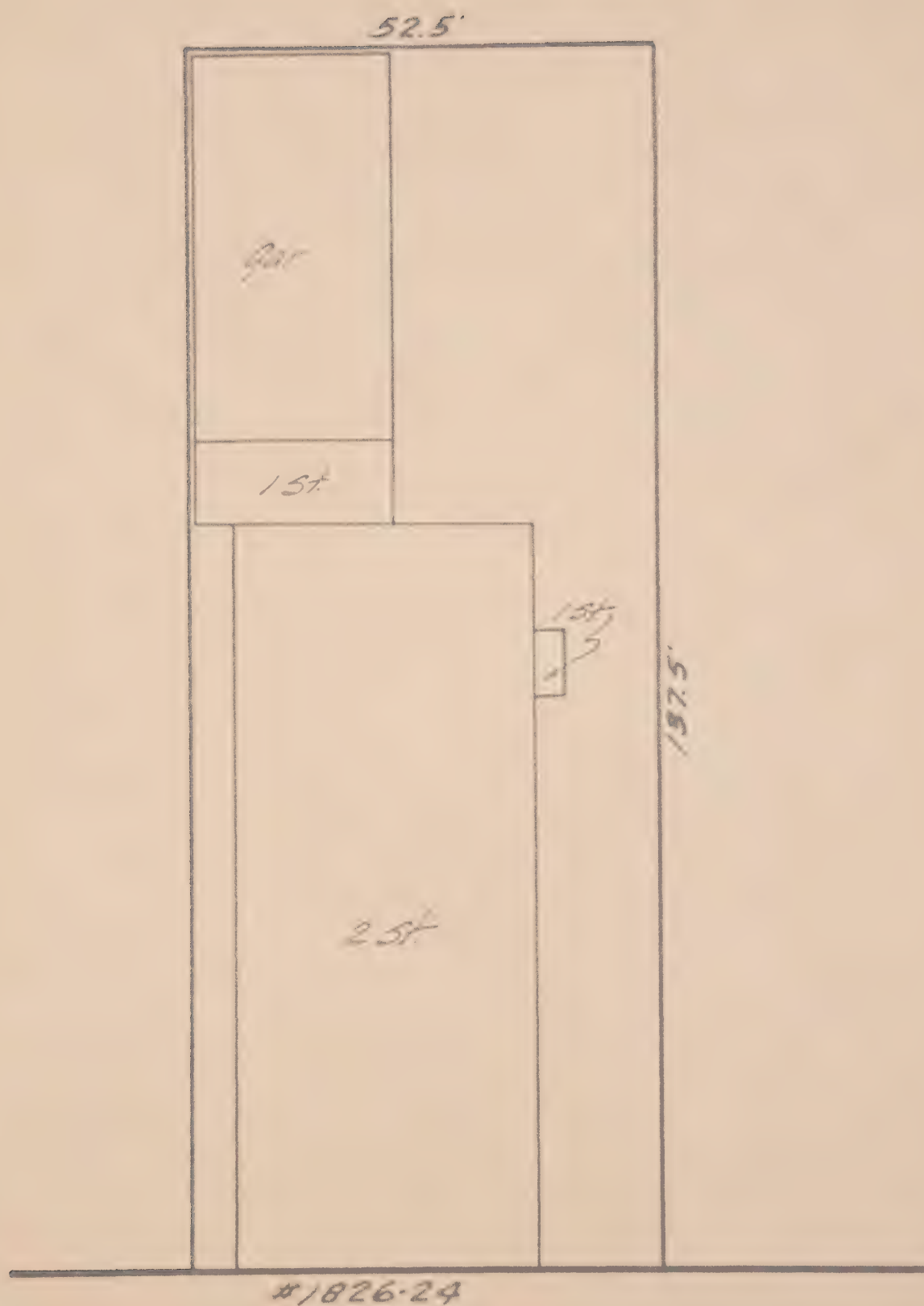
## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 32,000
IMPROVEMENTS	<u>103,000</u>

MARKET VALUE OF PROPERTY \$ 135,000





EDDY

STREET









3FH-371  
Redevelopment

WA - Appraisal Report of A-2, V.12

5/10

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